

E. Major Facility Zones

Introduction

The major facilities are key facilities throughout the city which contribute to the economic, social and cultural well-being of the community. The facilities identified in the District Plan ~~are among the key facilities which~~ **{MF cl.16}** enable people in Dunedin to access essential services such as education, health care, transport, and recreation. Including these facilities in separate zones, with provisions tailored specifically to them, ensures that their contributions to economic and social prosperity can be maintained and encouraged. Providing for major facilities also ensures greater certainty for the community regarding the activities, and the effects, which can be expected to occur.

Several major facilities (Campus, Dunedin Botanic Garden, Airport, Hospital, Invermay/Hercus, major recreation facilities (Moana Pool and Stadium), Port, Schools, and Taieri Aerodrome) have a unique activity that provides for all the primary activities of the major facility. These activities are included in the Major Facility Activities Category of the Nested Table. However, some major facilities rely on standard activities that are provided for in a range of zones (for example the Otago Museum's primary activities are provided for through enabling training and education, campus-affiliated office, conference, meeting and function, entertainment and exhibition). In addition, some of the facilities in the Major Facility Activities Category do not have a special major facility zone (for example the New Zealand Marine Studies Centre). In addition to the major facilities, the Major Facility Activities Category also contains important community facilities that occur in a range of locations, for example cemeteries and emergency services. **{MF cl.16}**

The focus for ~~each the major facility~~ **{MF cl.16}** zones is on providing for the operation of the major facility. Permitted activities within each zone include:

- activities that support the operation of the major facility, including ancillary activities; and
- related activities that may make use of the facilities' buildings or grounds, and are unlikely to have any effects on neighbouring communities.

Activities that are not part of, or ancillary to, the major facility ~~activity~~, **{MF cl.16}** or are incompatible with the major facility ~~activity~~ **{MF cl.16}** or the surrounding zone, require consent.

Major facilities operate in a different manner to activities in the surrounding zones and will have effects that differ from those that typically occur in the surrounding area. It is therefore appropriate to manage them in a different way to allow them to operate effectively. While some adverse effects are to be expected, the provisions require the operation and development of the facility in a manner that does not result in unacceptable effects on the amenity of neighbours and the local community.

To further encourage efficient operation, most major facilities have been assigned a 'default zone'. The provisions allow land that is surplus to the requirements of the major facility to be used in a manner consistent with the default zone. The default zone is usually the surrounding zone, but may also be a zone that is considered a 'best fit' for the likely future use of the facility buildings. These provisions allow a facility to dispose of surplus land without the need for a resource consent or plan change.

¹ **MF cl.16:** As a clause 16 amendment this paragraph is needed to clarify the relationship between the zone and the activities and explain what the terms include.

² **MF cl.16:** Correction of terminology and improves clarity.

21. Ashburn Clinic

21.1 Introduction

The Ashburn Clinic is located at 496 Taieri Road, Halfway Bush, Dunedin. The hospital occupies an area of approximately eight hectares and is owned and operated by the Ashburn Hall Charitable Trust. Ashburn Clinic provides in-patient and out-patient mental health care.

The Ashburn Clinic was originally established in Dunedin in 1882, then known as Ashburn Hall, and provided an alternative to public asylums of that time. The clinic is a private trust which provides a range of essential mental health services to the region. With this in mind, the Ashburn Clinic Zone has been designed to enable the services which are offered by Ashburn Clinic to be provided for, while providing greater certainty to the community regarding what land use activities can be expected to occur on the Ashburn Clinic site.

The site itself is surrounded by the Rural Residential 1 Zone, which is characterised by relatively low density residential development, and is also in close proximity to the General Residential 1 Zone and the Recreation Zone {MF cl.16}. There is a high level of residential amenity in the area, and the site and wider area has a high level of established vegetation. While the buildings on the Ashburn Clinic site are generally larger than would otherwise be expected in the surrounding residential environments, these are contained within a large site which is extensively bordered by trees and vegetation.

The Ashburn Clinic Zone recognises the existing and foreseeable future use of Ashburn Clinic site and, at the same time, appropriately manages any adverse effects of development on the surrounding Rural Residential 1 Zone. **{MF cl.16}**

21.2 Objectives and Policies

Objective 21.2.1	
Ashburn Clinic is able to operate efficiently and effectively as a hospital and medical training and research facility.	
Policy 21.2.1.1	Enable hospital activity in the Ashburn Clinic Zone.
Policy 21.2.1.2	Enable land that is surplus to the needs of Ashburn Clinic to transition to the Rural Residential 1 Zone, so that future development that is not related to hospital activity ~~can~~ <u>will</u> {PO cl.16} be managed in accordance with the objectives and policies of that zone.
Policy 21.2.1.3	Provide for activities that are ancillary to hospital activity where they are designed and operated in line with Objective 21.2.2 and its policies.
Policy 21.2.1.4	Only allow activities that are not ancillary to hospital activity where all of the following apply: - the activities are related to or support Ashburn Clinic, or have other operational requirements that mean they need to locate in the zone; - they will support the efficient and effective operation of Ashburn Clinic; - they are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - they are designed and operated in line with Objective 21.2.2 and its policies.
Policy 21.2.1.5	Only allow general subdivision in the Ashburn Clinic Zone where: - it is in accordance with the provisions of the Rural Residential Zone 1; and - the general subdivision ~~it~~ {MF cl.16} does not adversely affect the effective and efficient operation of Ashburn Clinic.

Objective 21.2.2	
Land use activities and development necessary for Ashburn Clinic to meet the reasonably foreseeable health needs of the community are enabled, while ensuring development: - achieves a reasonable standard of on-site amenity for patients, staff and visitors; and - maintains or enhances the residential amenity of surrounding sites.	
Policy 21.2.2.1	Require development to provide a reasonable standard of on-site amenity by retaining open spaces uncluttered by buildings.
Policy 21.2.2.2	Require buildings and structures to be of a height and setback from boundaries that ensures there are no more than minor effects on the sunlight access and privacy of current and potential future residential buildings and their outdoor living spaces.
Policy 21.2.2.3	Require development to maintain or enhance the visual amenity of the surrounding Rural Residential 1 Zone {MF cl.16} by ensuring all the following are met: - buildings and structures are of a height and setback that reduces their visual impact and preserves open space values; and - service areas are not visible from ground level outside the site.
Policy 21.2.2.4	Require landscaping of the boundary of parking areas, where adjacent to the road frontage, to screen or soften these areas and ensure a high standard of visual amenity when viewed from the road.

Objective 21.2.2

Land use activities and development necessary for Ashburn Clinic to meet the reasonably foreseeable health needs of the community are enabled, while ensuring development:

- a. achieves a reasonable standard of on-site amenity for patients, staff and visitors; and
- b. maintains or enhances the residential amenity of surrounding sites.

Policy 21.2.2.5	Require ancillary signs visible from outside the zone to be located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.
Policy 21.2.2.6	Require ancillary commercial activities to be designed, located and operated to primarily serve staff, patients and visitors of Ashburn Clinic.
Policy 21.2.2.7	Require ~~forestry and~~ {MF cl.16} ¹ ~~tree planting shelterbelts and small woodlots~~ {RU cl.16} to be set back an adequate distance to avoid <u>or minimise, as far as practicable,</u> {PO 308.497} significant effects from shading on residential dwellings on surrounding properties.

¹ **MF cl.16:** As a clause 16 amendment, forestry has been removed from this policy as the performance standard derived from this policy does not apply to forestry, which is a discretionary activity in this zone.

EW cl.16: As a clause 16 amendment, all earthworks provisions including Objective 21.2.3 and its policies have been moved to new city-wide activity section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Rules

Rule 21.3 Activity Status

21.3.1 Rule location

The activity status tables in rules 21.3.3 to 21.3.5 specify the activity status of land use activities, development activities, and subdivision activities in the Ashburn Clinic Zone ~~and relevant overlay zones {MF cl.16}~~, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction {PO cl.16}
3. Network Utilities and Energy Generation ~~{NU 360.233}~~ (Section 5)
4. Transportation Activities **{PO cl.16}** (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities **{PO cl.16}** (Section 8)
7. Earthworks (Section 8A) **{EW cl.16}**

21.3.2 Activity status introduction

1. The activity status tables in rules 21.3.3 - 21.3.5 show the activity status of activities in the Ashburn Clinic Zone and the ~~overlay zones~~ mapped area **{MF cl.16}** indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. The nested tables in Section 1.3 are intended to be a complete list of activities and categories of activities. For any activity that is not covered by any of the defined activities in the nested tables, the activity status will be non-complying if the activity status of "all" or "all other" activities in the most closely related category is non-complying, otherwise it will be discretionary.

Performance Standards

6. Performance standards are listed in the far right column of the activity status tables.
7. Performance standards apply to permitted, controlled, and restricted discretionary activities.
8. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity ~~will become restricted discretionary, unless otherwise indicated by the relevant performance standard is indicated in the relevant performance standard rule.~~ **{PO cl.16}**.
9. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Activity status Meaning {PO cl.16}
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

21.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Electrical interference b. Light spill c. Noise
Major facility activities		Activity status	Performance standards
2.	Hospital	P	a. Minimum car parking
3.	All other activities in the major facility activities category	NC	
Community activities		Activity status	Performance standards
4.	Community and leisure - small scale	P	
5.	Conservation	P	
6.	All other activities in the community activities category	D	
Commercial activities		Activity status	Performance standards
7.	Commercial activities ancillary to hospital activity	P	a. Location
8.	Registered health practitioners	P	
9.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
10.	Rest homes	P	
11.	All other activities in the residential activities category	D	
Industrial activities		Activity status	Performance standards
12.	All activities in the industrial activities category	NC	
Rural activities		Activity status	Performance standards
13.	Grazing	P	
14.	Farming	D	

15.	Forestry	D	
16.	All other activities in the rural activities category	NC	

21.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities		a. ~~Setback from coast and water bodies {NatEnv cl.16}~~ b. Setback from scheduled tree
Buildings and structures activities		Activity status	Performance standards
2.	All buildings and structures activities	P	a. Boundary setbacks b. Maximum height c. Number, location and design of ancillary signs d. <u>Setback from coast and water bodies {NatEnv cl.16}</u>
Site development activities		Activity status	Performance standards
~~3.~~	~~Earthworks -- small scale {EW cl.16'}~~	P	~~a. Earthworks standards~~
~~4.~~	~~Earthworks -- large scale {EW cl.16'}~~	RD	~~a. Earthworks standards~~
5.	Service areas	P	a. Location and screening of service areas
6.	Parking, loading and access	P	a. Parking, loading and access standards b. Boundary treatments and other landscaping
7.	New <u>or additions to</u> parking areas, ~~or extensions to existing parking areas~~ that result in the creation of {Trans cl.16} 50 or more new parking spaces.	RD	a. Boundary treatments and other landscaping b. Parking, loading and access standards
8.	Storage and use of hazardous substances	P	a. Hazardous Substances quantity limits and storage requirements b. <u>Setback from coast and water bodies {NatEnv cl.16}</u>
9.	~~Tree planting~~ <u>Shelterbelts and small woodlots {RU cl.16}</u>	P	a. ~~Forestry and tree planting~~ <u>shelterbelts and small woodlots {RU cl.16}</u> setbacks b. Tree species
10.	Vegetation clearance	P	a. Protected areas
11.	All other site development activities	P	

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Note 21.3.4A - General advice

1. ~~Under the Heritage New Zealand Pouhere Taonga Act 2014 it is an offence to modify or destroy an archaeological site without obtaining an archaeological authority from Heritage New Zealand (HNZ). An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand {Her 547.80}.~~ This is the case regardless of whether the land on which the site is located is ~~{Her 547.80}~~ designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
2. An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
3. Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
4. The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within the District. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.

21.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	General subdivision	RD	a. Subdivision performance standards
2.	Cross lease, company lease and unit title subdivision	NC	

Note 21.3.5A - Other RMA considerations {PO 490.4}

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

21.3.6 Transition to Rural Residential 1 Zone

On receipt of written notice from both the landowner and operator of Ashburn Clinic (if different) to Dunedin City Council in relation to all or part of the land within the Ashburn Clinic Zone, the provisions of the Ashburn Clinic Zone will no longer apply to that parcel of land and the provisions of the Rural Residential 1 **{MF cl.16}** Zone will apply in full.

Rule 21.4 Notification

1. Activities are subject to the normal tests for notification in accordance with sections 95A - 95G of the RMA.

Rule 21.5 Land Use Performance Standards

21.5.1 Electrical Interference

Land use activities must comply with Rule 9.3.2.

21.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

21.5.3 Location

1. For ancillary **{MF cl.16}** commercial activities ancillary to hospital activity **{MF cl.16}**, customer access must only be available from inside hospital buildings.
2. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

21.5.4 Minimum Car Parking

1. Hospital activity must provide a minimum of 80 50 parking spaces, including ~~three~~ two mobility parking spaces **{Trans 32.3}**.
2. Required parking spaces may be used for car, cycle or motorcycle parking, except for any required mobility parking spaces, which must be used for mobility car parking.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

Note 21.5.4A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Performance **{MF cl.16}** Standards.

21.5.5 Noise

Land use activities must comply with Rule 9.3.6.

Rule 21.6 Development Performance Standards

21.6.1 Boundary Treatments and Other Landscaping

1. Where a parking area is built within 5m of a street frontage, a landscaping area with a minimum 1.5m width must be provided along the full length of the road frontage (except for where vehicle access is provided); ~~with an average of one tree for every 5m of frontage~~ **{MF cl.16}**.
2. Landscaping areas must:
 - a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
 - b. have an average of one tree for every 5m of frontage;
 - c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
 - d. be designed to allow surface water run-off from surrounding areas to enter;
 - e. be protected by a physical barrier that prevents cars from ~~accidentally driving into or~~ **{PO 360.213}** damaging plants;
 - f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum **{PO 360.213}** height of 5m within 10 years of planting;
 - g. be planted prior to occupation ~~or completion~~ of any relevant building(s) or upon completion of site development activities **{MF cl.16}**; and
 - h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any required **{MF cl.16}** road frontage landscaping required by this rule. **{PO 360.213}**
4. Activities that contravene this performance standard are restricted discretionary activities. **{PO cl.16}**

21.6.2 Earthworks Standards {Confirmed to be replaced by 8A.5 - EW cl.16¹}

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

21.6.3 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

21.6.4 Location and Screening of Service Areas

1. Service areas must be located or screened so that they are not visible at ground level from adjacent residential activities, residential zoned properties, or public places.
2. Service areas must not encroach into required parking, loading, or manoeuvring areas.
3. Activities that contravene this performance standard are restricted discretionary activities. **{PO cl.16}**

21.6.5 Maximum Height

1. The maximum height of new buildings and structures, and additions and alterations, must not exceed 12m above ground level.
2. Rooftop structures are exempt from the performance standard for height provided they do not exceed the maximum height limit for all other buildings and structures by more than one third of that limit.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

21.6.6 Number, Location and Design of Ancillary Signs

21.6.6.1 General

- a. Signs must comply with the following standards, except the following signs are exempt from these standards:
 - i. signs that are not visible from outside the Ashburn Clinic Zone;
 - ii. ~~'regulatory signs' (requiring or prohibiting specified actions), 'warning signs' (informing of hazards or of other features requiring a safe response), or 'directional signs' (identifying the location of, or direction to destinations, routes, building entrances, and vehicle accesses) signs; and {CMU 271.18}~~
 - iii. building names (excluding sponsorship names).
- b. Signs related to ancillary retail and ancillary restaurants activities **{PO cl.16}** must not be visible outside the Ashburn Clinic Zone.
- c. Signs must comply with Rule 6.7.3 where visible from a road.
- d. Signs must not be illuminated or digital.
- e. ~~Signs other than those specified in rules 21.6.6.2 and 21.6.6.3 are not allowed. {MF cl.16}~~
- f. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.**{PO cl.16}**

21.6.6.2 Freestanding signs

- a. The maximum number of permanently fixed freestanding signs is one per 50m of frontage.
- b. The maximum number of portable freestanding signs is one per 50m of frontage.
- c. The maximum dimensions of freestanding signs are:
 - i. maximum height of 4m;
 - ii. maximum area of 8m²;
 - iii. maximum width of 2m; and
 - iv. maximum depth of 400mm **{PO cl.16}**.
- d. Freestanding signs must:
 - i. ~~not obstruct driveways, parking or loading areas parking, loading and access areas; and {PO cl.16}~~
 - ii. Freestanding signs, must be located within the site and cannot be located on the road reserve be positioned entirely within the site boundaries. {PO cl.16}

21.6.6.3 Signs attached to buildings

- a. The height, above ground level, at the highest point of any sign, attached to a building is 4m.
- b. Signs must not be attached to roofs.
- c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.

- d. Signs attached to a building must:
- not exceed one sign per 30m of road frontage;
 - have a maximum area per display face of 2m²;
 - have a maximum of two display faces per sign;
 - where attached to the façade of a building, must not project more than 1m from the façade to which it is attached; and
 - if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

Note 21.6A- Other relevant District Plan provisions {PO cl.16¹}

- Commercial advertising is a non-complying land use activity in all zones except the Airport Zone. {PO cl.16}
- See Section 3 Public Amenities for the rules related to public noticeboards. {PO cl.16}
- See Section 4 Temporary Activities for the rules related to temporary signs. {PO cl.16}

¹ PO cl.16: Deleted as definition of "Signs" amended to clarify how different signs are managed in the Plan.

Note 21.6.6B - Other requirements outside of the District Plan

- For additional restrictions that may apply to signs, see also:
 - New Zealand NZ {Trans 881.17} Transport Agency, *Traffic Control Devices Manual, Part 3, Advertising Signs and Signs on State Highways Bylaw* {Trans 881.137}.
 - Dunedin City Council Public Commercial Use of Footpaths Policy.
 - Dunedin City Council Roadway Bylaw.
 - Dunedin City Council Traffic and Parking Bylaw.

21.6.7 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

21.6.8 Protected Areas (vegetation clearance) {Was "Protected Areas" - NatEnv cl.16}

Vegetation clearance must comply with Rule 10.3.B Rule 10.3.2.3 {MF cl.16}.

21.6.9 Setbacks

21.6.9.1 Boundary setbacks

- New buildings and structures, and additions and alterations must have a minimum setback from boundaries of 10m; except: {MF cl.16}
- Except: {MF cl.16}
 - buildings or structures less than 10m² and less than 2m high may be located within the boundary setbacks where the total length of the buildings facing a boundary and within the setback does not exceed 7m in length and there are no windows or openings along the wall facing the boundary; and
 - fences and ancillary signs are exempt from the performance standard.
- Public entrances to buildings must be located at least 10m from a boundary with the any {MF cl.16} rural residential zone.
- Activities that contravene this performance standard are restricted discretionary activities.{PO cl.16}

21.6.9.2 Setback from coast and water bodies

New buildings and structures, additions and alterations, ~~earthworks—large scale, {EW cl.16}~~ and storage and use of hazardous substances must comply with Rule 10.3.3.

¹ **EW cl.16:** As a clause 16 amendment, reference to earthworks in the setback from coast and water bodies standards in all management and major facility zones have been moved to setback standards in the new city-wide section (Rule 8A.5.10). Any amendments to provisions as a result of submissions are shown there.

21.6.9.3 Setback from scheduled tree

~~New {MF cl.16}~~ Buildings, and structures, additions and alterations, ~~earthworks, {EW cl.16}~~ and any site development activities ~~that involve the installation of impermeable surfacing if they involve ground excavation or the installation of impermeable surfaces on the ground {ST 308.161}~~ must comply with Rule 7.5.2.

¹ **EW cl.16:** As a clause 16 amendment, reference to earthworks in the setback from scheduled tree standards in all management and major facility zones have been moved to setback standards in the new city-wide section (Rule 8A.5.11). Any amendments to provisions as a result of submissions are shown there.

21.6.9.4 Forestry and ~~tree planting shelterbelts and small woodlots {RU cl.16}~~ setbacks

~~Forestry and {MF cl.16}~~¹ ~~tree planting Shelterbelts and small woodlots {RU cl.16}~~ must comply with Rule 16.6.11.2 Rule 17.6.9.2 ~~{MF cl.16}~~.

¹ **MF cl.16:** Forestry is a discretionary activity in this zone and should not have been listed in these provisions as they apply to permitted activities.

² **MF cl.16:** Corrects an error as the default zone for Ashburn Clinic is rural residential, therefore this should link to the rural residential rule rather than the rural rule.

21.6.10 Tree Species

~~Tree planting Shelterbelts and small woodlots {RU cl.16}~~ must comply with Rule 10.3.4.

Rule 21.7 Subdivision Performance Standards

General subdivision must comply with the performance standards for the Rural Residential 1 Zone within Rule 17.7.

Rule 21.8 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 21.8.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 21.8.2 - 21.8.5:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 21.8.2 - 21.8.5 apply as follows: {MF cl.16}
 - a. Rule 21.8.2 applies to all performance standard contraventions;
 - b. Rule 21.8.3 applies to land use performance standard contraventions;
 - c. Rule 21.8.4 applies to development performance standard contraventions; and
 - d. Rule 21.8.5 applies to subdivision performance standard contraventions. {MF cl.16}

21.8.2 Assessment of all performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	<i>Relevant objectives and policies:</i> a. Objective 21.2.1 <i>Potential circumstances that may support a consent application include:</i> b. The degree of non-compliance with the performance standard is minor. c. The need to meet other performance standards or site specific factors makes meeting the standard impracticable. d. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. e. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. <i>General assessment guidance:</i> f. Where more than one standard is contravened, the combined effects of the contraventions should be considered. g. In balancing consideration of the objectives and policies related to the maintenance of heritage values and those related to general amenity, greater weight will usually be placed on heritage policies.

21.8.3 Assessment of land use performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Electrical interference	a. Effects on health and safety	See Rule 9.4
2.	Location (ancillary commercial activities)	a. Effects on rural residential <u>character and visual</u> {PO cl.16} amenity b. Effects on the vibrancy and economic and social success of the Central Business District Zone <u>CBD</u> and centres hierarchy {MF cl.16}	<i>Relevant objectives and policies:</i> i. Objective 21.2.2 ii. Ancillary commercial activities are designed, located and operated to primarily serve staff, patients and visitors of Ashburn Clinic (Policy 21.2.2.6). <i>Potential circumstances that may support a consent application include:</i> iii. The ancillary activity is unlikely to attract external customers and become a stand-alone activity.
3.	Minimum car parking	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility	See Rule 6.9

¹ **PO cl.16:** Wording of matter of discretion changed to standard phrasing.

21.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Boundary treatments and other landscaping	a. Effects on rural residential <u>character and visual</u> {PO cl.16} amenity	<i>Relevant objectives and policies:</i> i. Objective 21.2.2 ii. The boundary of parking areas, <u>where adjacent to the road frontage</u> {MF cl.16} is landscaped to screen or soften these areas and ensure a high standard of visual amenity when viewed from the road (Policy 21.2.2.4). <i>Potential circumstances that may support a consent application include:</i> iii. The parking areas are small and/or surrounded by mature vegetation such that the effects on visual amenity are minor. iv. Alternative landscaping or screening is effective in visually softening large areas of hard surfaces, when viewed from the road.

21.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	- Boundary setbacks - Maximum height	a. Effects on the amenity of surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 21.2.2 ii. Buildings and structures are of a height and setback from boundaries that ensures there are no more than minor effects on the sunlight access and privacy of current and potential future residential buildings and their outdoor living spaces (Policy 21.2.2.2). <i>Potential circumstances that may support a consent application include:</i> iii. There is consistency with the setbacks of surrounding properties. <i>In assessing the application Council will consider:</i> iv. Existing sunlight access to neighbouring properties v. Cumulative effects from incremental development.
		b. Effects on rural residential <u>character and visual</u> {PO cl.16} amenity	<i>Relevant objectives and policies:</i> i. Objective 21.2.2 ii. Buildings and structures are of a height and setback that reduces their visual effect and preserves open space values (Policy 21.2.2.3.a). <i>Potential circumstances that may support a consent application include:</i> iii. There is consistency with the setbacks of surrounding properties. <i>Conditions that may be imposed include:</i> iv. Landscaping requirements to screen or soften the impacts {MF cl.16} effect of buildings or fences.
3.	Earthworks standards: Batter gradient {EW cl.16}	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 21.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by using a batter gradient that will be stable over time (Policy 21.2.3.1.b). <i>Conditions that may be imposed include, but are not limited to:</i> iii. Maximum slopes of cut and fill batters. iv. Time limits for retaining wall installation to avoid leaving a cut slope unsupported for an extended period. v. Temporary shoring requirements to maintain stability before a wall is constructed. vi. Supervision and monitoring requirements for retaining wall construction and standard earthworks construction.

21.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Earthworks standards: • Setback from property boundary, buildings, structures and cliffs {EW cl.16³}	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 21.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by being set back an adequate distance from property boundaries, buildings and cliffs (Policy 21.2.3.1.a).
5.	Earthworks standards: • Setback from network utilities {EW cl.16³}	a. Effects on efficient and effective operation of network utilities b. Effects on health and safety	See Rule 5.7
6.	Earthworks standards: • Sediment control {EW cl.16³}	a. Effects on surrounding sites b. Effects on biodiversity values and natural character of the coast and riparian margins c. Effects on the efficiency and/or affordability of infrastructure	<i>Relevant objectives and policies:</i> i. Objective 21.2.3 ii. Earthworks and any associated retaining structures are designed and located to minimise adverse effects on surrounding sites and the wider area by managing earthworks to avoid sediment run-off, including on to any property, or into any stormwater pipes, drains, channels or soakage systems, <u>or the coastal marine area {EW 1071.106}</u> (Policy 21.2.3.2.b). See Rule 10.4 See Rule 9.4
7.	Earthworks standards: • NZ Environmental Code of Practice for Plantation Forestry {EW cl.16³}	a. Degree of compliance with New Zealand Code of Practice for Plantation Forestry	<i>Relevant objectives and policies:</i> i. Objective 21.2.3 ii. Earthworks ancillary to forestry are carried out in accordance with industry best practice guidelines (Policy 21.2.3.4).

21.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
8.	Forestry and tree planting shelterbelts and small woodlots {RU cl.16} setbacks	a. Effects <u>{MF cl.16}</u> on amenity of surrounding properties	<u>Relevant objectives and policies:</u> i. <u>Objective 21.2.2 {MF cl.16}</u> ii. Free planting Shelterbelts and small woodlots {RU cl.16} are set back an adequate distance to avoid <u>or minimise, as far as practicable, {PO 308.497}</u> significant effects from shading on residential dwellings on surrounding properties (Policy 21.2.2.7). <u>Potential circumstances that may support a consent application include:</u> iii. <u>The area to be planted is to the south of any adjoining residential zone or residential buildings on an adjoining site. {MF cl.16}</u> iv. <u>Slope or orientation or other topographical aspects of the sites involved mean that there will be no shading of residential buildings on an adjoining site. {MF cl.16}</u>
		b. Effects on health and safety	See Rule 9.4
		c. Effects on the safety and efficiency of the transport network	See Rule 6.9
9.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.4
		b. Risk from natural hazards {PO cl.16}	See Rule 11.4 {PO cl.16}
10.	Location and screening of service areas	a. Effects on rural residential <u>character and visual</u> {PO cl.16} amenity	<u>Relevant objectives and policies:</u> i. Objective 21.2.2 ii. The visual amenity of the surrounding Rural Residential 1 {MF cl.16} Zone is maintained or enhanced by ensuring service areas are not visible from ground level outside the site (Policy 21.2.2.3.b). <u>Potential circumstances that may support a consent application include:</u> iii. Screening would unduly restrict the usability of the service area. iv. The site layout prevents the service area from being visible from any public place without additional screening being required.

21.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
11.	Number, location and design of ancillary signs	a. Effects on rural residential <u>character and visual</u> {PO cl.16} amenity	<i>Relevant objectives and policies:</i> i. Objective 21.2.2 ii. Ancillary signs visible outside the zone are located and designed to maintain or enhance streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose (Policy 21.2.2.5).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.9
12.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.9
13.	Protected areas (<u>vegetation clearance</u>) {NatEnv cl.16}	a. Effects on biodiversity <u>values</u> {NatEnv 958.60} and the natural character of riparian margins and the coast	See Rule 10.4
14.	Setback from coast and water bodies	a. Effects on biodiversity values and natural character of the coast and riparian margins <u>and the coast</u> {NatEnv cl.16}	See Rule 10.4
		b. Effects on public access	
		c. Risk from natural hazards	See Rule 11.4
15.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6
16.	Tree species	a. Effects on biodiversity values	See Rule 10.4

¹ **PO cl.16:** Wording of matter of discretion changed to standard phrasing.

² **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

³ **MF cl.16:** To make more consistent with policy.

⁴ **MF cl.16:** Corrects error in format by adding the potential circumstances that are included in the Rural Residential Zone assessment (which is the default zone for Ashburn Clinic and where the rule for forestry and shelterbelts and small woodlots setbacks links to)

21.8.5 Assessment of subdivision performance standard contraventions

Performance standard		Guidance on the assessment of resource consents
1.	Subdivision performance standards	See Rule 17.9

Rule 21.9 Assessment of Restricted Discretionary Activities

Rule 21.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 21.9.2 - 21.9.3:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how a consent application will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 21.9.2 - 21.9.3 apply as follows: {MF cl.16}
 - a. Rule 21.9.2 applies to restricted discretionary development activities; and
 - b. Rule 21.9.3 applies to restricted discretionary subdivision activities. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
5. Where a restricted discretionary activity does not meet a performance standard, the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 21.8; and
 - iv. the matters of discretion in this section will be assessed as indicated.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 21.10; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 21.11; and
 - iii. the assessment guidance in this section will also be considered.

21.9.2 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. Earthworks – large-scale (that exceed the scale thresholds for the Ashburn Clinic Zone) {EW cl.16'}	a. Effects on visual amenity and character b. Effects on the amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 21.2.3 ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not possible, adequately mitigated (Policy 21.2.3.3.a). iii. Adverse effects on the amenity of surrounding properties, including from changes to drainage patterns, will be avoided or, if avoidance is not possible, adequately mitigated (Policy 21.2.3.3.b). <i>Potential circumstances that may support a consent application include:</i> iv. There is no, or only minimal, alteration to the natural landform. v. Any cut or fill will be restored or treated to resemble natural landforms. vi. The earthworks will not remove or effect existing vegetation or landscaping. <i>Conditions that may be imposed include, but are not limited to:</i> vii. Measures to minimise visual effects, e.g. requirements for revegetation and/or landscaping. viii. Maximum slopes of cut and fill batters. ix. Measures to divert surface water and rain away from, or prevent from discharging over, batter faces and other areas of bare earth. x. Measures to ensure there are no adverse effects from changes to drainage patterns on surrounding properties. xi. Requirement to de-compact soils; to take other remedial action to ensure the natural absorption capacity of the soils is not reduced; or to use other mitigation measures to ensure the overall absorption of rain water on-site is not diminished.

21.9.2 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
	e. Effects on the stability of land, buildings, and structures	<i>Relevant objectives and policies:</i> i. Objective 21.2.3 ii. Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not possible, adequately mitigated (Policy 21.2.3.3.c). <i>Potential circumstances that may support a consent application include:</i> iii. A geotechnical report confirms the existing ground is suitably stable for the proposed works, and proposed works will not create instability risks for surrounding land, buildings, or structures (see Special Information Requirements - Rule 21.12.1). iv. Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering standards.
2. <u>High trip generators:</u> {Trans cl.16²} • New or additions to parking areas, or extensions to existing parking areas that result in the creation of 50 or more new parking spaces {Trans cl.16}	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility {Trans cl.16}	See Rule 6.10

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **Trans cl.16:** A reference to 'high trip generators' has been added here, to clarify that this activity is assessed as a high trip generator under Transportation section rules. This does not result in a substantive change to the effect of provisions.

21.9.3 Assessment of restricted discretionary subdivision activities

Subdivision activities		Matters of discretion	Guidance on the assessment of resource consents
1.	General subdivision	a. Effect on the efficient and effective operation of Ashburn Clinic	<i>Relevant objectives and policies:</i> i. Objectives 21.2.1, 2.3.1 ii. General subdivision does not adversely affect the efficient and effective operation of Ashburn Clinic (Policy 21.2.1.5.b). iii. ~~Hospitals are enabled to continue to operate efficiently and effectively, while minimising as far as practical any adverse effects on surrounding areas, and protected from activities that may lead to reverse sensitivity issues (Policy 21.2.1.6).~~ {MF cl.16}
		See Rule 17.10	

¹ **MF cl.16:** Error - no such policy exists.

Rule 21.10 Assessment of Discretionary Activities

Rule 21.10.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 21.10.2 - 21.10.4 provide guidance on how a consent application for the listed discretionary activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
 - b. potential circumstances that may support a consent application;
 - c. general assessment guidance, including any effects that will be considered as a priority; and
 - d. conditions that may be imposed.
3. Rules 21.10.2 - 21.10.4 apply as follows: {MF cl.16}
 - a. Rule 21.10.2 applies to all discretionary activities;
 - b. Rule 21.10.3 applies to discretionary land use activities; and
 - c. Rule 21.10.4 applies to discretionary performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

21.10.2 Assessment of all discretionary activities

Activity	Guidance on the assessment of resource consents
1. All discretionary <u>land use activities</u> , including <u>listed below</u> : {PO cl.16} • all activities in the community activities category except community and leisure - small scale and conservation • all activities in the residential activities category except rest homes • farming • forestry • ~~activities listed below {PO cl.16}~~	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.3.1 b. Objective 21.2.1 c. The activity does not detract from, or preferably contributes to, the strategic directions objectives. d. ~~Activities that are ancillary to hospital activity are designed and operated in line with Objective 21.2.2 and its policies (Policy 21.2.1.3).~~ {MF cl.16} e. Activities that are not ancillary to hospital activity: i. are related to or support the Ashburn Clinic, or have other operational requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Ashburn Clinic; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 21.2.2 and its policies (Policy 21.2.1.4). <i>Potential circumstances that may support a consent application include:</i> f. The activity is in accordance with relevant objectives, policies and performance standards of the rural residential zone. g. For discretionary land use activities, whether any associated

21.10.2 Assessment of all discretionary activities

Activity	Guidance on the assessment of resource consents
	development activities meet relevant development performance standards, or are otherwise consistent with relevant objectives and policies for development. h. All relevant land use performance standards are met, including noise and light spill standards. <i>General assessment guidance:</i> i. In assessing the significance of effects, consideration will be given to: i. short to long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. iii. ~~In assessing activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. {MF cl.16}~~ <i>Relevant guidance from other sections (priority considerations):</i> j. <u>See Section 6.11 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16}</u> k. <u>See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety. {PHS cl.16}</u> l. <u>See Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua. {MW 1071.3}</u>

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all discretionary activities. This does not change the effect of provisions.

² **MF cl.16:** This policy applies to permitted activities.

³ **MF cl.16:** Rule 21.10.2.1.i.iii unnecessary because there are no activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item.

21.10.3 Assessment of discretionary land use activities *{Trans cl.16}*

Activity <i>{Trans cl.16}</i>	Guidance on the assessment of resource consents <i>{Trans cl.16}</i>
1. Community and leisure – large scale <i>{Trans cl.16}</i>	<i>Relevant guidance from other sections (priority considerations): {Trans cl.16}</i> a. See Section 6.11 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3 and effects related to accessibility and the safety and efficiency of the transport network. <i>{Trans cl.16}</i>

¹ **Trans cl.16:** This rule is no longer necessary, because a cross-reference to Section 6.11 has been added to the “assessment of all discretionary activities” rule. This does not change the effect of provisions.

21.10.4 Assessment of discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. • Noise - where the limit is exceeded by up to <u>less than</u> <i>{PHS cl.16}</i> 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 21.11 Assessment of Non-complying Activities

Rule 21.11.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 21.11.2 - 21.11.4 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
 - b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 21.11.2 - 21.11.4 apply as follows: {MF cl.16}
 - a. Rule 21.11.2 applies to all non-complying activities;
 - b. Rule 21.11.3 applies to non-complying land use activities; and
 - c. Rule 21.11.4 applies to all non-complying performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

21.11.2 Assessment of all non-complying activities

Activity	Guidance of the assessment of resource consents
1. All non-complying land use activities	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.3.1 b. Objective 21.2.1 c. Activities that are not ancillary to hospital activity: i. are related to or support Ashburn Clinic, or have other operational requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Ashburn Clinic; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 21.2.2 and its policies (Policy 21.2.1.4). <i>General assessment guidance:</i> d. In assessing the significance of effects consideration will be given to: i. both short and long term effects, including effects in combination with other activities; ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent; and iii. any effects otherwise managed through performance standards and consistent with all relevant objectives and policies for the zone. e. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. <i>Relevant guidance from other sections (priority considerations):</i> f. <u>See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16¹}</u> g. <u>See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety {PHS cl.16}</u> h. <u>See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua {MW 1071.3}</u>

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all non-complying activities. This does not change the effect of provisions.

21.11.3 Assessment of non-complying land use activities

Activity	Guidance of the assessment of resource consents
1. Commercial advertising	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.4.1 b. Policy 2.4.1.6.c

21.11.4 Assessment of all non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. • Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 21.12 Special Information Requirements

EW cl.16: As a clause 16 amendment, Rule 21.12.1 Geotechnical investigation report has been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

22. Dunedin Botanic Garden

22.1 Introduction

The Dunedin Botanic Garden is located in North Dunedin, on an extensively landscaped site of approximately 30 hectares. The Garden is owned and operated by the Dunedin City Council.

The Garden was New Zealand's first botanic garden, opening in 1863, and has since developed to provide a wide range of recreational opportunities and significant amenity, horticultural and conservation plant collections. The Garden has an information centre, café and aviary, and provides volunteer activities, education programmes and regular entertainment events in the lower garden band rotunda.

The Garden is managed as one of Dunedin's reserves, under a broad reserve management plan administered by the Dunedin City Council. Future development at the Dunedin Botanic Garden is guided by its Strategic Development Plan which was launched in 2006 and sets the framework for managing the garden for a 30-40 year period. The Development Plan includes proposals to relocate buildings, enhance existing projects and develop a suite of new projects. Development within the next 10 years may include a visitor information and education facility in the upper garden, additions to the Lister Garden, a model vegetable/fruit garden, extensions to the water garden and a children's adventure playground. Ongoing development involves renewal and redevelopment of plantings within the garden, and these should not be considered as permanent **{MF cl.16}**. The lower garden contains three scheduled heritage buildings and structures: the Wolf Harris fountain, the Bandstand soundshell and the Winter Garden.

The Garden is surrounded by several zones, which provide for a range of different land use activities. To the east of the Garden is a large Recreation Zone which includes sports grounds and the Northern Cemetery. To the north, south and west are residential zones with varying densities of residential development. At the north-western edge of the Garden is a further recreation sports field, the 'Gardens Ground', and also the North East Valley suburban centre, which includes a mix of commercial and community activities.

The Dunedin Botanic Garden Zone has been designed to enable the activities necessary for the continued functioning of the Garden, while providing certainty to the community regarding what land use activities can be expected to occur on the Dunedin Botanic Garden site. The types and mix of activities appropriate within the zone, and the potential future uses of the site, have been important factors in determining the extent of, and rules for, the Dunedin Botanic Garden Zone. The zone recognises the existing and foreseeable future uses of the Garden site and, at the same time, appropriately manages potential adverse effects while ensuring compatibility with the wide variety of surrounding environments.

22.2 Objectives and Policies

Objective 22.2.1

The Dunedin Botanic Garden is able to operate efficiently and effectively.

Policy 22.2.1.1	Enable Dunedin Botanic Garden activity.
Policy 22.2.1.2	Provide for activities that are ancillary to Dunedin Botanic Garden activity where they are designed and operated in line with Objective 22.2.2 and its policies.
Policy 22.2.1.3	Only allow activities that are not ancillary to Dunedin Botanic Garden activity where: - they are related to or support the Dunedin Botanic Garden, or have other operational requirements that mean they need to locate in the zone; - they will support the efficient and effective operation of the Dunedin Botanic Garden; - they are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - they are designed and operated in line with Objective 22.2.2 and its policies.
Policy 22.2.1.4	Only allow subdivision <u>activities</u> {PO cl.16} where ~~it does~~ <u>they do</u> {PO cl.16} not adversely affect the efficient and effective operation of Dunedin Botanic Garden.

Objective 22.2.2

Land use activities and development necessary for the continued operation of the Dunedin Botanic Garden are enabled, while ensuring development and land use activities:

- achieve a good standard of on-site amenity for staff and visitors; and
- maintain or enhance the amenity of the surrounding residential areas.

Policy 22.2.2.1	Require buildings and structures to be of a height and setback from boundaries that ensures: - there are no more than minor effects on the sunlight access and privacy of current and potential future residential buildings and their outdoor living spaces; and - any adverse effects on neighbourhood amenity are avoided or, if avoidance is not <u>possible practicable</u> {PO 908.3 and others}, are no more than minor.
Policy 22.2.2.2	Require development to maintain or enhance on-site and neighbourhood amenity by ensuring service areas are not visible from ground level within or outside the site.
Policy 22.2.2.3	Require landscaping of the boundary of parking areas, where adjacent to a road frontage, to screen or soften these areas and ensure a high standard of visual amenity when viewed from the road.
Policy 22.2.2.4	Require fences on road boundaries to be of a height and design that contributes positively to neighbourhood amenity.
Policy 22.2.2.5	Require ancillary signs visible from outside the zone to be located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.
Policy 22.2.2.6	Require ancillary restaurants and retail <u>activities</u> {MF cl.16} to be designed, located and operated to primarily serve visitors to the Dunedin Botanic Garden.

EW cl.16: As a clause 16 amendment, Objective 22.2.3 and its policies have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Rules

Rule 22.3 Activity Status

22.3.1 Rule location

The activity status tables in rules 22.3.3 to 22.3.5 specify the activity status of land use activities, development activities, and subdivision activities in the Dunedin Botanic Garden Zone and relevant overlay zones, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction {PO cl.16}
3. Network Utilities and Energy Generation {NU 360.233} (Section 5)
4. Transportation Activities {PO cl.16} (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities {PO cl.16} (Section 8)
7. Earthworks (Section 8A) {EW cl.16}

22.3.2 Activity status introduction

1. The activity status tables in rules 22.3.3 - 22.3.5 show the activity status of activities in the Dunedin Botanic Garden Zone and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. The nested tables in Section 1.3 are intended to be a complete list of activities and categories of activities. For any activity that is not covered by any of the defined activities in the nested tables, the activity status will be non-complying if the activity status of "all" or "all other" activities in the most closely related category is non-complying, otherwise it will be discretionary.

Additional activity status rules in hazard overlay zones

6. For the purpose of the hazards provisions, activities are categorised as natural hazards {NH cl.16} sensitive activities, natural hazards {NH cl.16} potentially sensitive activities or natural hazards {NH cl.16} least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
7. In the Hazard 2 (flood) {NH cl.16} Overlay Zone, the activity statuses in Rule 22.3.6 apply to the following activities:
 - i. new {NH 908.3} natural hazards {NH cl.16} sensitive activities;
 - ii. natural hazards {NH cl.16} potentially sensitive activities; and

- iii. some new buildings, and additions and alterations to buildings, which create more than 60m² of new ground floor area {NH. cl.16}
- 8. Where the activity status in Rule 22.3.6 differs from that in rules 22.3.3 - 22.3.5, the most restrictive activity status always applies.
- 9. In addition to the rules in Rule 22.3.6, performance standards for development activities within hazard overlay zones are included in rules 22.3.3 - 22.3.5.
- 10. Activities in a hazard overlay zone must comply with all of the rules in 22.3.3 - 22.3.6.

Performance Standards

- 11. Performance standards are listed in the far right column of the activity status tables.
- 12. Performance standards apply to permitted, controlled, and restricted discretionary activities.
- 13. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity ~~will become restricted discretionary, unless otherwise indicated by the relevant performance standard~~ is indicated in the relevant performance standard rule. **{PO cl.16}**.
- 14. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

¹ **NH cl.16:** The content from Table 22.3.6 has been moved to Table 22.3.X, with the exception that column c has been removed, pursuant to clause 16. This was removed as em-dashes are no longer used and the column was unnecessary. All substantive amendments to provisions are show in the new location.

Legend

Acronym	~~Activity status~~ Meaning {PO cl.16}
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
Haz2	Hazard 2 Overlay Zones
Haz3	Hazard 3 Overlay Zones

22.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Electrical interference b. Light spill c. Noise
Major facility activities		Activity status	Performance standards
2.	Dunedin Botanic Garden	P	a. Minimum car parking
3.	All other activities in the major facility activities category	NC	
Community activities		Activity status	Performance standards
4.	Community and leisure	P	
5.	Conservation	P	
X. {MF 360.105}	<u>Sport and recreation not involving a motor vehicle</u> {MF 360.105}	~~D~~ P {MF 360.105}	
6.	All other activities in the community activities category	D	
Commercial activities		Activity status	Performance standards
7.	Commercial activities that are ancillary to Dunedin Botanic Garden activity {MF cl.16}	P	a. Location
8.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
9.	All activities in the residential activities category	D	
Industrial activities		Activity status	Performance standards
10.	All activities in the industrial activities category	NC	
Rural activities		Activity status	Performance standards
11.	All activities in the rural activities category	NC	

22.3.4 Activity status tables - development activities

1.	Performance standards that apply to all development activities {MF cl.16}		a. Setback from coast and water bodies {NatEnv cl.16}
2.	Performance standards that apply to all buildings and structures activities		a. Boundary setbacks b. Height in relation to boundary c. Maximum height d. Minimum floor level {NH 917.27, 947.53 and others} e. Fire fighting {MF cl.16} f. Number, location and design of ancillary signs g. <u>Setback from coast and water bodies</u> {NatEnv cl.16}
Building and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See rows 5 - 9)		Activity status	Performance standards
3.	Fences	P	a. Fence height and design
4.	All other buildings and structures activities	P	
Building and structures activities that affect a protected part of a scheduled building or scheduled heritage structure		Activity status	Performance standards
5.	Repairs and maintenance or restoration {Her 547.91}	P	a. Materials and design
X.	<u>Restoration of a building or structure that has a Heritage New Zealand Category 1 listing as detailed in Appendix A1.1</u> {Her 547.91}	P C {Her 547.91}	a. Materials and design
Y.	<u>Restoration of all other scheduled heritage buildings and structures</u> {Her 547.91}	P	a. Materials and design
6.	Earthquake strengthening where external features only are protected	C	a. Materials and design
AA.	<u>Signs attached to buildings or structures</u> {Her cl. 16}	P	
7.	All other additions and alterations	RD	
8.	Demolition	NC	
9.	Removal for relocation	RD	
Site development activities		Activity status	Performance standards
10.	Service areas	P	a. Location and screening of service area

11.	Parking, loading and access	P	a. Boundary treatments and other landscaping b. Parking, loading and access standards
12.	New <u>or additions to</u> parking areas, <u>or extensions to existing parking areas</u> that result in the creation of {Trans cl.16} 50 or more new parking spaces.	RD	a. Boundary treatments and other landscaping b. Parking, loading and access standards
13.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements b. <u>Setback from coast and water bodies</u> {NatEnv cl.16}
Z.	<u>Vegetation clearance</u> {NatEnv cl.16}	P	a. <u>Maximum area of vegetation clearance (UBMA)</u> {NatEnv cl.16}
14.	Earthworks – <i>small scale</i> {EW cl.16}	P	a. Earthworks standards
15.	Earthworks – <i>large scale</i> {EW cl.16}	RD	a. Earthworks standards
16.	All other site development <u>activities</u> {MF cl.16}	P	

¹ **NatEnv cl.16:** As the Dunedin Botanic Garden Major Facility Zone is partly covered by an Urban Biodiversity Mapped Area, this has been added as a clause 16 amendment to clarify that the vegetation clearance performance standard (Rule 10.3.2.1) applies in the UBMA.

² **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

³ **Her cl.16:** Rule restructured as a result of change to definition of additions and alterations and new definition of signs attached to buildings and structures. No substantive change to provisions.

⁴ **NatEnv cl.16:** This performance standard applies to the activity. A link has been added to the activity status table as a cl. 16 amendment to aid plan usability.

⁵ **MF cl.16:** The firefighting performance standard applies to residential activities. Residential activity is non-complying in this zone and so the performance standard is not relevant and has been removed under cl. 16.

Note 22.3B.4A - General advice

- Under the Heritage New Zealand Pouhere Taonga Act 2014 it is an offence to modify or destroy an archaeological site without obtaining an archaeological authority from Heritage New Zealand (HNZ). An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand {Her 547.80}. This is the case regardless of whether the land on which the site is located is **{Her 547.80}** designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
- An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
- Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before

demolishing a pre-1900 building or structure.

4. The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within the District. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.
5. ~~All buildings and structures activities associated with existing major facilities are advised to undertake an assessment of risk from natural hazards and implement any recommended risk mitigation measures. {MF cl.16}~~

¹ **MF cl.16:** As a clause 16 amendment, this note is not necessary as the sections contain natural hazard performance standards.

22.3.5 Activity status - subdivision activities

Subdivision activities		Activity Status	Performance standards
1.	General subdivision	RD	a. Subdivision performance standards
2.	Cross lease, company lease and unit title subdivision	NC	

Note 22.3.5A - Other RMA considerations {PO 490.4}

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

22.3.6 Change to activity status in Hazard 1, Hazard 2 and Hazard 3 Overlay Zones {NH cl.16¹}

Activity {NH cl.16}		a. Haz2 {NH cl.16}	b. Haz3 {NH cl.16}
1- {NH cl.16}	Potentially sensitive activities not permitted in Dunedin Botanic Garden Zone {NH cl.16}	⊘ {NH cl.16}	— {NH cl.16}
2- {NH cl.16}	Sensitive activities {NH cl.16}	⊘ {NH cl.16}	— {NH cl.16}
3- {NH cl.16}	In the hazard 2 overlay zones new buildings, and additions and alterations to buildings, ~~which create more than 60m² of new ground floor area~~ {NH cl.16}	RD {NH cl.16}	— {NH cl.16}

¹ **NH cl. 16:** The content from Table 22.3.6 has been moved to Table 22.3.X, with the exception that column c has been removed, pursuant to clause 16. This was removed as em-dashes are no longer used and the column was unnecessary. All substantive amendments to provisions are show in the new location.

22.3.X Activity status in the Hazard 2 (flood) Overlay Zone {NH 637.74 and others¹}

Activity	Activity status
X. <u>Natural hazards sensitive activities {NH 634.74}</u>	D RD {NH 634.74}
Y. <u>Natural hazards potentially sensitive activities {NH 634.74}</u>	D RD {NH 634.74}
3. In a hazard 2 overlay zones, new {NH 73.4 and others} New buildings, and additions and alterations to buildings, which create more than 60m ² of new ground floor area	RD

¹ **NH 634.74:** Note that "potentially sensitive activities not permitted in Dunedin Botanic Garden Zone" (which was notified as a discretionary activity) has been replaced by "natural hazards potentially sensitive activities" as there is no longer differentiation between activities permitted in the underlying zone and those that are not. This activity was changed to restricted discretionary in response to this submission.

Note 22.3.6A - Guidance on existing use rights applying to land use activities in hazard overlay zones **Other RMA considerations {MF cl.16}**

1. For the purposes of the natural hazards provisions only, with respect to section 10 of the RMA (existing use rights) {NH 634.81}, Council will generally consider that a land use activity is similar in character, intensity, and scale where:
 - a. for a residential activity, there is less than 25m² increase in ground floor area of any residential building(s), in any consecutive 10 year period; or
 - b. for a residential activity, a new building is to be used solely as a garage or shed; or
 - c. for all other natural hazards {NH cl.16} sensitive activities and natural hazards {NH cl.16} potentially sensitive activities, the ground floor area of any buildings increases by less than 100% in any consecutive 10 year period.

Accordingly, these activities will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 22.3.6. {NH 634.81} However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of the land use activity.

Rule 22.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or section 95B of the Act RMA, **{MF cl.16}** unless Council considers special circumstances exist in relation to the application that require public notification:
 1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand; and
 2. contravention of the materials and design **{Her cl.16}** performance standard (Rule 13.3.2) 'Materials and design' **{Her cl.16}** where the building or structure is not listed by Heritage New Zealand.
2. With respect to resource consent applications, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided for the following:
 1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand; and
 2. contraventions of the materials and design **{Her cl.16}** performance standard (Rule 13.3.2) 'Materials and design' **{Her cl.16}** where the building or structure is not listed by Heritage New Zealand.
3. Applications for resource consent for the following activities will be publicly notified in accordance with section 95A(2) of the RMA: **{Her 308.362}**
 1. demolition of a protected part of a scheduled heritage building or scheduled heritage structure: **{Her 308.362}**
4. In accordance with section 95B of the RMA, where an application is not publicly notified, Council will give limited notification to all affected persons: **{PO cl.16}**
5. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

¹ **PO cl.16:** Clause removed as superfluous.

Rule 22.5 Land Use Performance Standards

22.5.1 Electrical Interference

Land use activities must comply with Rule 9.3.2.

22.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

22.5.3 Location

1. Ancillary retail and restaurants activities **{PO cl.16}** must not be located adjacent to a road frontage.
2. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

22.5.4 Minimum Car Parking

1. Dunedin Botanic Garden activity must provide a minimum of 94 parking spaces, including three mobility parking spaces.
2. Required parking spaces may be used for car, cycle or motorcycle parking, except for any required mobility parking spaces, which must be used for mobility car parking.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

Note 22.5.4A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Performance **{MF cl.16}** Standards.

22.5.5 Noise

Land use activities must comply with Rule 9.3.6.

Rule 22.6 Development Performance Standards

22.6.1 Boundary Treatments and Other Landscaping

1. Where a parking area is built within 5m of a road frontage, a landscaping area with a minimum 1.5m width must be provided along the full length of the road frontage (except for where vehicle access is provided); with an average of one tree for every 5m of frontage **{MF cl.16}**.
2. Landscaping areas must:
 - a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
 - b. have an average of one tree for every 5m of frontage;
 - c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
 - d. be designed to allow surface water run-off from surrounding areas to enter;
 - e. be protected by a physical barrier that prevents cars from ~~accidentally driving into or~~ **{PO 360.213}** damaging plants;
 - f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum **{PO 360.213}** height of 5m within 10 years of planting;
 - g. be planted prior to occupation ~~or completion~~ of any relevant building(s) or upon completion of site development activities **{MF cl.16}**; and
 - h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any required **{MF cl.16}** road frontage landscaping required by this rule **{PO 360.213}**.
4. Activities that contravene this performance standard are restricted discretionary activities. **{PO cl.16}**

22.6.2 Earthworks Standards **{Confirmed to be replaced by 8A.5 - EW cl.16¹}**

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

22.6.3 Fence Height and Design

1. Fences must not exceed the following height limits, except as provided for below: **{Res cl.16¹}**

Location {Res cl.16}		Maximum height {Res cl.16}
a- {Res cl.16}	Along the road boundary with a state highway {Res cl.16}	2m {Res cl.16}
b- {Res cl.16}	Along all other road boundaries {Res cl.16}	1.4m {Res cl.16}
c- {Res cl.16}	Along a side or rear boundary with a residential zone {Res cl.16}	1.4m {Res cl.16}

Location {Res cl.16}		Maximum height {Res cl.16}
e- {Res cl.16}	Along all other side and rear boundaries {Res cl.16}	2m {Res cl.16}

2. Fences along boundaries include fences that are not exactly on the boundary but are within the boundary setbacks required by Rule 22.6.12. {Res cl.16}
3. Where the maximum height of a fence is 1.4m, the height of a fence may be increased to a maximum height of 2m provided that a minimum of 40% of the entire structure is visually permeable (see-through), or the portion above 1.4m height is visually permeable. Visually permeable refers to construction using trellis, lattice, wrought iron, or spaced palings (palings maximum width 100mm, spacing minimum width 25mm) or other materials that provide gaps that can be seen through (see Figure 15.6D and Figure 15.6E). {Res cl.16}
4. For the purposes of calculating maximum height, where a fence or wall is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence or wall. {Res cl.16}

¹ **Res cl.16:** As a clause 16 amendment this performance standard has been restructured from the notified version to provide clarity. This is not a substantive change.

22.6.3.1 Maximum Height {Res cl.16¹}

- a. The maximum height of fences along boundaries (including within the boundary setbacks required by Rule 22.6.12) is 2m. {Res cl.16'}
- b. For the purposes of calculating maximum height, where a fence is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence. {Res cl.16'}
- c. Fences that contravene this performance standard are restricted discretionary activities. {PO cl.16}

¹ **Res cl.16:** As a clause 16 amendment this performance standard has been restructured from the notified version to provide clarity. This is not a substantive change.

22.6.3.2 Visual Permeability {Res cl.16¹}

- a. Fences along road boundaries (or within the boundary setbacks required by Rule 22.6.12), or along a side or rear boundary with a residential zone, must be constructed to a length and/or height that maintains visual permeability for 50% of the length of the boundary measured at a height of 1.4m above ground level (see Figure 15.6.D). {Res 190.1 and others}
- b. Fences along the road boundary of a state highway are exempt from this requirement. {Res cl.16'}
- c. Fences that contravene this performance standard are restricted discretionary activities. {PO cl.16}

¹ **Res cl.16:** As a clause 16 amendment this performance standard has been restructured from the notified version to provide clarity. This is not a substantive change.

22.6.4 Fire Fighting {Confirmed for deletion- MF cl.16}

~~New residential buildings and subdivision activities must comply with Rule 9.3.3. {MF cl.16'}~~

¹ **MF cl.16:** The firefighting performance standard applies to residential activities. Residential activity is non-complying in this zone and so the performance standard is not relevant and has been removed under cl.16.

22.6.5 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

22.6.6 Height

22.6.6.1 Height in relation to boundary

Buildings and structures adjoining the a residential zone must not protrude through a plane rising at an angle of 45 degrees measured from a starting point of 2.5m vertically above ground level at the zone boundary (see Figure 15.6F), except: comply with the height in relation to boundary performance standard of that residential zone along the adjoining boundary (see Rule 15.6.7.1): {Res cl.16}¹

- a. a gable end or dormer may project beyond the plane where it is: **{Res cl.16}**¹
 - i. no greater than 1 2m {Res 740.1} in height measured parallel to the nearest adjacent boundary; and/or **{Res cl.16}**¹
 - ii. no greater than 1 2m {Res 740.1} in depth measured horizontally at 90 degrees to the nearest adjacent boundary (See Figure 15.6H) **{Res 740.1}**. **{Res cl.16}**¹

¹ **Res cl.16:** There is no substantive change to the rule, it simply refers back to the rule in the residential zones to avoid repeating rule wording.

22.6.6.2 Maximum height

- a. The maximum height of new buildings and structures, and additions and alterations, must not exceed 12m above ground level.
- b. Rooftop structures are exempt from the performance standard for height provided they do not exceed the maximum height limit by more than 4m.
- c. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

22.6.7 Location and Screening of Service Areas

1. Service areas must be located or screened so that they are not visible at ground level from adjacent residential activities, residential zoned properties, or public places.
2. Service areas must not encroach into required parking, loading or manoeuvring areas.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

22.6.8 Materials and Design

Repairs and maintenance, restoration and earthquake strengthening must comply with Rule 13.3.2.

22.6.9 Minimum Floor Level {Confirmed for deletion - NH 917.27, 947.53 and others}

New buildings (including residential buildings) to be used for sensitive activities in the Hazard 2 (flood) or Hazard 3 (flood) Overlay Zones must comply with Rule 11.3.3. **{NH 917.27, NH 947.53 and others}**

22.6.10 Number, Location and Design of Ancillary Signs

22.6.10.1 General

- a. Signs must comply with the following standards, except the following signs are exempt from these standards:
 - i. signs that are not visible from outside the Dunedin Botanic Garden Zone;
 - ii. ~~'regulatory signs' (requiring or prohibiting specified actions), 'warning signs' (informing of hazards or of other features requiring a safe response), or 'directional signs' (identifying the location of, or direction to destinations, routes, building entrances and vehicle accesses) signs; and {CMU 271.18 and others}~~
 - iii. building names (excluding commercial sponsorship names).
- b. Signs related to ancillary retail and ancillary restaurants activities **{PO cl.16}** must not be visible outside the Dunedin Botanic Garden Zone.
- c. Signs must comply with Rule 6.7.3 where visible from a road.
- d. Signs must not be illuminated or digital.
- e. ~~Signs other than those specified in rules 22.6.10.2 and 22.6.10.3 are not allowed. {MF cl.16}~~
- f. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.**{PO cl.16}**

22.6.10.2 Signs attached to buildings

- a. The height above ground level at the highest point of any sign attached to a building is 4m.
- b. Signs must not be attached to roofs.
- c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
- d. Signs attached to a building must:
 - i. not exceed one sign per 30m of building façade;
 - ii. have a maximum area per display face of 2m²;
 - iii. have a maximum of two display faces per sign;
 - iv. where attached to the façade of a building, must not project more than 1m from the façade to which it is attached; and
 - v. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

22.6.10.3 Freestanding signs

- a. The maximum number of freestanding signs is one per entrance to the Dunedin Botanic Garden plus one per 100m of road frontage.
- b. The maximum dimensions of freestanding signs are:
 - i. maximum height of 3m;
 - ii. maximum area of 2m²;
 - iii. maximum width of 2m; and
 - iv. maximum depth of 400mm **{PO cl.16}**.
- c. Freestanding signs must:
 - i. not obstruct driveways, parking or loading areas parking, loading and access areas; and **{PO cl.16}**
 - ii. ~~Freestanding signs must be located within the site and cannot be located on the road reserve be~~

positioned entirely within the site boundaries. **{PO cl.16}**

Note 22.6A - Other relevant District Plan provisions **{PO cl.16}¹**

1. Commercial advertising is a non-complying land use activity in all zones except the Airport Zone. **{PO cl.16}**
2. See Section 3 Public Amenities for the rules related to public noticeboards. **{PO cl.16}**
3. See Section 4 Temporary Activities for the rules related to temporary signs. **{PO cl.16}**

¹ **PO cl.16:** Deleted as definition of "Signs" amended to clarify how different signs are managed in the Plan.

Note 22.6.10B - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
 - a. New Zealand **NZ{Trans 881.17}** Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs and Signs on State Highways Bylaw {Trans 881.137}*.
 - b. Dunedin City Council Commercial Use of Footpaths Policy.
 - c. Dunedin City Council Roadway Bylaw.
 - d. Dunedin City Council Traffic and Parking Bylaw.

22.6.11 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

22.6.12 Setbacks

~~26.6.12.1~~ **22.6.12.1 **{PO cl.16}**** Boundary setbacks

- a. New buildings and structures, and additions and alterations, must be set back from boundaries as follows:

Building		Setback from road boundary or other zone boundary
i.	Buildings, structures, and additions and alterations not exceeding 9m in height or 250m ² gross floor area	4.5m
ii.	All other buildings, structures and, additions and alterations	10m

- iii. Except fences and ancillary signs are exempt from the performance standard.
- iv. All public entrances to buildings must be located at least 10 metres from a boundary with a residential zone.
- b. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

~~25.6.12.2~~ **22.6.12.2 **{PO cl.16}**** Setback from coast and water bodies

New buildings and structures, additions and alterations, ~~earthworks—large scale;~~ **{EW cl.16}** and storage and use of hazardous substances must comply with Rule 10.3.3.

¹ **EW cl.16:** As a clause 16 amendment, reference to earthworks in the setback from coast and water bodies standards in all management and major facility zones have been moved to setback standards in the new city-wide section (Rule 8A.5.10). Any amendments to provisions as a result of submissions are shown there.

22.6.13 Maximum Area of Vegetation Clearance (UBMA) {NatEnv cl.16¹}

Vegetation clearance in an urban biodiversity mapped area (UBMA) must comply with Rule 10.3.2.1. {NatEnv cl.16}

¹ **NatEnv cl.16:** As the Dunedin Botanic Garden Major Facility Zone is partly covered by an Urban Biodiversity Mapped Area, this has been added as a clause 16 amendment to clarify that the vegetation clearance performance standard (Rule 10.3.2.1) applies in the UBMA.

Rule 22.7 Subdivision Performance Standards

General subdivision must comply with Rule 20.7.

Rule 22.8 Assessment of Controlled Activities

Rule 22.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 22.8.2:
 - a. lists the matters over which Council has reserved its control; and
 - b. provides guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
 - ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ *{PO cl.16}* then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 22.9; and
 - iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 22.11; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 22.12; and
 - iii. the assessment guidance in this section will also be considered.

22.8.2 Assessment of controlled activities

Activity	Matters of control	Guidance on the assessment of resource consents
1. <u>Affecting a scheduled heritage building or a scheduled heritage structure: {Her cl.16}</u> • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • <u>Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1) {Her 547.91}</u>	a. Effects on heritage values	See Rule 13.4

Rule 22.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 22.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 22.9.2 - 22.9.5:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 22.9.2 - 22.9.5 apply as follows: {MF cl.16}
 - a. Rule 22.9.2 applies to all performance standard contraventions;
 - b. Rule 22.9.3 applies to land use performance standard contraventions;
 - c. Rule 22.9.4 applies to development performance standard contraventions; and
 - d. Rule 22.9.5 applies to subdivision performance standard contraventions.
 - e. Rule 22.9.X applies to performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item. {MF cl.16}

22.9.2 Assessment of all performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	<i>Potential circumstances that may support a consent application include:</i> a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, or site specific factors including topography, make meeting the standard impracticable. c. The nature of activities on surrounding sites, topography of the site and/or surrounding sites, or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. <i>General assessment guidance:</i> e. Where more than one standard is contravened, the combined effects of the contraventions should be considered. f. In balancing consideration of the objectives and policies related to the maintenance of heritage values and those related to general amenity, greater weight will usually be placed on heritage policies.

22.9.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Electrical interference	a. Effects on health and safety	See Rule 9.4
2. Location	a. Effects on the vibrancy, and economic and social success of the CBD and centres hierarchy {MF cl.16}	<i>Relevant objectives and policies:</i> i. Objective 22.2.2 ii. Ancillary restaurants and retail are designed, located and operated to primarily serve visitors to the Dunedin Botanic Garden (Policy 22.2.2.6).
3. Minimum car parking	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility	See Rule 6.9

22.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. - Boundary setbacks - Height in relation to boundary - Maximum height	a. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> - Objective 22.2.2 <u>Buildings and structures are of a height and setback from boundaries that ensures: {MF cl.16}</u> - there are no more than minor effects on the sunlight access and privacy of current and potential future residential buildings and their outdoor living spaces (Policy 22.2.2.1.a); and - any adverse effects on neighbourhood amenity are avoided or, if avoidance is not possible <u>practicable</u> {PO 908.3 and others}, are no more than minor (Policy 22.2.2.1.b).
2. Boundary treatments and other landscaping	a. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> - Objective 22.2.2 - Landscaping of the boundary of parking areas adjacent to a road frontage screens or softens these areas and ensures a high standard of visual amenity when viewed from the road (Policy 22.2.2.3).
3. Earthworks standards: Batter gradient {EW cl.16'}	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> - Objective 22.2.3 - Earthwork and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by using a batter gradient that will be stable over time (Policy 22.2.3.1.b). <i>Conditions that may be imposed include, but are not limited to:</i> - Maximum slopes of cut and fill batters. - Time limits for retaining wall installation to avoid leaving a cut slope unsupported for an extended period. - Temporary shoring requirements to maintain stability before a wall is constructed. - Supervision and monitoring requirements for retaining wall construction and standard earthworks construction.
4. Earthworks standards: Setback from property boundary, buildings, structures and cliffs {EW cl.16'}	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> - Objective 22.2.3 - Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by being set back an adequate distance from property boundaries, buildings and cliffs (Policy 22.2.3.1.a).

22.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Earthworks standards: • Setback from network utilities {EW cl.16'}	a. Effects on efficient and effective operation of network utilities	See Rule 5.7
		b. Effects on health and safety	
6.	Earthworks standards: • Sediment control {EW cl.16'}	a. Effects on surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 22.2.3 ii. Earthworks and any associated retaining structures are designed and located to minimise adverse effects on surrounding sites and the wider area by managing earthworks to avoid sediment run-off, including on to any property, or into any stormwater pipes, drains, channels or soakage systems, or the coastal marine area {EW 1071.106} (Policy 22.2.3.2.b).
		b. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.4
		c. Effects on the efficiency and/or affordability of infrastructure	See Rule 9.4
7.	Fence height and design	a. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 22.2.2 ii. Fences on road boundaries are of a height and design that contributes positively to neighbourhood amenity (Policy 22.2.2.4). <i>Potential circumstances that may support a consent application include:</i> iii. The increased height or reduced visual permeability is necessary to meet protection requirements, to provide security, minimise noise effects from a busy road or activity, or for public well-being. iv. An attractive interface with the streetscape is achieved. v. The fence will be screened by landscaping.
		b. Effects on health and safety	See Rule 9.4

22.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
8.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.4
		b. Risk from natural hazards {PO cl.16}	See Rule 11.4 {PO cl.16}
9.	Location and screening of service areas	a. Effects on on-site amenity	Relevant objectives and policies: i. Objective 22.2.2 ii. Development maintains or enhances on-site amenity {MF cl.16} and neighbourhood amenity by ensuring service areas are not visible from ground level within or outside the site (Policy 22.2.2.2).
		b. Effects on neighbourhood amenity	
10.	Materials and design {PO cl.16}	a. Effects on heritage values (work on scheduled heritage buildings/structures) {PO cl.16}	See Rule 13.5 {PO cl.16}
11.	Minimum floor level (hazard overlays) {NH 917.27, NH 947.53 and others}	a. Risk from natural hazards {NH 917.27, NH 947.53 and others}	See Rule 11.4 {NH 917.27, NH 947.53 and others}
12.	Number, location and design of ancillary signs	a. Effects on neighbourhood amenity	Relevant objectives and policies: i. Objective 22.2.2 ii. Ancillary signs visible from outside the zone are located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose (Policy 22.2.2.5).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.9

22.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
13. Setback from coast and water bodies	a. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.4
	b. Effects on public access	
	c. Risk from natural hazards	See Rule 11.4
14. Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.9

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **NatEnv cl.16:** As the Dunedin Botanic Garden Major Facility Zone is partly covered by an Urban Biodiversity Mapped Area, this has been added as a clause 16 amendment to clarify that the vegetation clearance performance standard (Rule 10.3.2.1) applies in the UBMA.

22.9.X Assessment of performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item {PO cl.16}

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. In a hazard overlay zone: • <u>Hazardous substances quantity limits and storage requirements {PO cl.16}</u>	a. Risk from natural hazards {PO cl.16}	See Rule 11.4 {PO cl.16}
2. <u>Affecting a scheduled heritage building or scheduled heritage structure {PO cl.16}</u> • Materials and design	a. Effects on heritage values (work on scheduled heritage buildings/structures) {MF cl.16}	See Rule 13.5
3. In an <u>urban biodiversity mapped area:</u> • <u>Maximum area of vegetation clearance (UBMA) {NatEnv cl.16}</u>	a. Effects on biodiversity values {NatEnv cl.16}	See Rule 10.4 {NatEnv cl.16}

22.9.5 Assessment of subdivision performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. Subdivision performance standards	See Rule 20.9

Rule 22.10 Assessment of Restricted Discretionary Activities

Rule 22.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 22.10.2 and 22.10.3:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how a consent application will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 22.10.2 and 22.10.3 apply as follows: {MF cl.16}
 - a. Rule 22.10.2 applies to restricted discretionary development activities; and
 - b. Rule 22.10.3 applies to restricted discretionary subdivision activities. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
5. Where a restricted discretionary activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 22.9; and
 - iv. the matters of discretion in this section will be assessed as indicated.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 22.11; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 22.12; and
 - iii. the assessment guidance in this section will also be considered.

22.10.2 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. <u>Activities affecting a scheduled heritage building or scheduled heritage structure: {Her cl.16}</u> • All other Additions and alterations that affect a protected part of a scheduled heritage building or scheduled heritage structure • Removal for relocation	a. Effects on heritage values	See Rule 13.6

22.10.2 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
2. Earthworks – large scale (that exceed the scale thresholds for the Dunedin Botanic Garden Zone) {EW cl.16'}	a. Effects on visual amenity and character b. Effects on the amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 22.2.3 ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not possible, adequately mitigated (Policy 22.2.3.3.a). iii. Adverse effects on the amenity of surrounding properties, including from changes to drainage patterns, will be avoided or, if avoidance is not possible, adequately mitigated (Policy 22.2.3.3.b). <i>Potential circumstances that may support a consent application include:</i> iv. There is no, or only minimal, alteration to the natural landform. v. Any cut or fill will be restored or treated to resemble natural landforms. vi. The earthworks will not remove or impact upon existing vegetation or landscaping. <i>Conditions that may be imposed include, but are not limited to:</i> vii. Measures to minimise visual effects, e.g. requirements for revegetation and/or landscaping. viii. Maximum slopes of cut and fill batters. ix. Measures to divert surface water and rain away from, or prevent from discharging over, batter faces and other areas of bare earth. x. Measures to ensure there are no adverse effects from changes to drainage patterns on surrounding properties. xi. Requirement to de-compact soils; to take other remedial action to ensure the natural absorption capacity of the soils is not reduced; or to use other mitigation measures to ensure the overall absorption of rain water on-site is not diminished.

22.10.2 Assessment of restricted discretionary development activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
		e. Effects on the stability of land, buildings, and structures	<i>Relevant objectives and policies:</i> i. Objective 22.2.3 ii. Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not possible, adequately mitigated (Policy 22.2.3.3.e). <i>Potential circumstances that may support a consent application include:</i> iii. A geotechnical report confirms the existing ground is suitably stable for the proposed works, and proposed works will not create instability risks for surrounding land, buildings, or structures (see Special Information Requirements – Rule 22.13.1). iv. Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering standards.
3.	Earthworks – large scale (that exceed scale thresholds within 5m of a water body or MHWS) {EW cl.16'}	a. Effects on biodiversity values and natural character of riparian margins and the coast b. Effects on public access	See Rule 10.5
4.	Earthworks – large scale (that exceed scale thresholds for a hazard (flood) overlay zone) {EW cl.16'}	a. Risk from natural hazards	See Rule 11.5
5.	In the Hazard 2 (flood) {NH 73.4 and others} Overlay Zone (see Rule 22.3.6): • New buildings, and additions and alterations to buildings, which create more than 60m² of new ground floor area	a. Risk from natural hazards	See Rule 11.5

22.10.2 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
6. <u>High trip generators:</u> {Trans cl.16²} • New or additions to parking areas ; or extensions to existing parking areas that result in the creation of 50 or more new parking spaces {Trans cl.16}	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility {Trans cl.16}	See Rule 6.10
7. In the Hazard 2 (flood) Overlay Zone: {NH 634.74} • Natural hazards {NH cl.16} sensitive activities {NH 634.74} • Natural hazards {NH cl.16} potentially sensitive activities {NH 634.74}	a. Risk from natural hazards {NH 634.74}	See Rule 11.5 {NH 634.74}

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **Trans cl.16:** A reference to 'high trip generators' has been added here, to clarify that this activity is assessed as a high trip generator under Transportation section rules. This does not result in a substantive change to the effect of provisions.



22.10.3 Assessment of restricted discretionary subdivision activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	General subdivision	a. Effects on the efficient and effective operation of Dunedin Botanic Garden	<i>Relevant objective and policies:</i> i. Objective 22.2.1 ii. Subdivision <u>activities</u> does not adversely affect the efficient and effective operation of Dunedin Botanic Garden (Policy 22.2.1.4).
		See Rule 20.10	

Rule 22.11 Assessment of Discretionary Activities

Rule 22.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 22.11.2 - 22.11.4 provide guidance on how a consent application for the listed discretionary activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
 - b. potential circumstances that may support a consent application;
 - c. general assessment guidance, including any effects that will be considered as a priority; and
 - d. conditions that may be imposed.
3. Rules 22.11.2 - 22.11.4 apply as follows: {MF cl.16}
 - a. Rule 22.11.2 applies to all discretionary activities; and
 - b. Rule 22.11.4 applies to discretionary performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

22.11.2 Assessment of all discretionary activities

Activity	Guidance on the assessment of resource consents
1. All discretionary <u>land use</u> activities including listed below: {PO cl.16} - all residential activities - all activities in the community activities category except community and leisure, <u>sport and recreation not involving a motor vehicle</u> {MF 360.105} and conservation activities {PO cl.16} - all activities listed below {PO cl.16}	<i>Relevant objectives and policies (priority considerations):</i> - Objectives 2.3.1, 2.3.3 - Objective 22.2.1 - The activity does not detract from, or preferably contributes to, the strategic directions objectives. - Activities that are ancillary to Dunedin Botanic Garden activity are designed and operated in line with Objective 22.2.2 and its policies (Policy 22.2.1.2). - Activities that are not ancillary to Dunedin Botanic Garden activity: - are related to or support the Dunedin Botanic Garden, or have other operational requirements that mean they need to locate in the zone; - support the efficient and effective operation of Dunedin Botanic Garden; - are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - are designed and operated in line with Objective 22.2.2 and its policies (Policy 22.2.1.3). <i>Potential circumstances that may support a consent application include:</i> - For discretionary land use activities, whether any associated development activities meet relevant development performance standards, or are otherwise consistent with relevant objectives and policies for development. - All relevant land use performance standards are met, including noise and light spill standards. <i>General assessment guidance:</i> - In assessing the significance of effects, consideration will be given to: - short to long term effects, including effects in combination with other activities; and - the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. - In assessing activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered: {MF cl.16²} <i>Relevant guidance from other sections (priority considerations):</i> - See Section 6.11 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network

22.11.2 Assessment of all discretionary activities

Activity	Guidance on the assessment of resource consents
	<u>and its affordability to the public. {Trans cl.16'}</u> k. <u>See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety. {PHS cl.16}</u> l. <u>See Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua. {MW 1071.3}</u>

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all discretionary activities. This does not change the effect of provisions.

² **MF cl.16:** Rule 22.11.2.1.i unnecessary because there are no activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item.

22.11.3 Assessment of discretionary development activities {NH634.74}

Activity {NH634.74}	Guidance on the assessment of resource consents {NH634.74}
4. In the hazard 2 overlay zones (see Rule 22.3.6): {NH634.74} - Potentially sensitive activities not permitted in Dunedin Botanic Garden Zone {NH634.74} - Sensitive activities {NH634.74}	See Section 11.6 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards. {NH634.74}

22.11.4 Assessment of discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. • Noise - where the limit is exceeded by up to <u>less than</u> {PHS cl.16} 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 22.12 Assessment of Non-complying Activities

Rule 22.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 22.12.2 - 22.12.5 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
 - b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 22.12.2 - 22.12.5 apply as follows: {MF cl.16}
 - a. Rule 22.12.2 applies to non-complying land use activities;
 - b. Rule 22.12.4 applies to non-complying development activities; and
 - c. Rule 22.12.5 applies to non-complying performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

22.12.2 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
1. All non-complying land use activities	Relevant objectives and policies (priority considerations): a. Objectives 2.3.1, 2.3.3 b. Objective 22.2.1 c. Activities that are not ancillary to Dunedin Botanic Garden activity: i. are related to or support Dunedin Botanic Garden, or have other operational requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Dunedin Botanic Garden; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 22.2.2 and its policies (Policy 22.2.1.3). General assessment guidance: d. In assessing the significance of effects consideration will be given to: i. short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. e. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. Relevant guidance from other sections (priority considerations): f. See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16¹} g. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety {PHS cl.16} h. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua {MW 1071.3}
2. Commercial advertising {MF cl.16³}	Relevant objectives and policies (priority considerations): a. Objective 2.4.1 b. Policy 2.4.1.6.c

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section,

for all non-complying activities. This does not change the effect of provisions.

² **MF cl.16:** As a clause 16 amendment this content has been moved from Rule 22.12.3. This is not a substantive change to provisions.

22.12.3 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
1. Commercial advertising { MF cl.16 ¹ }	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.4.1 b. Policy 2.4.1.6.e

¹ **MF cl.16:** As a clause 16 amendment this content has been moved from Rule 22.12.2. This is not a substantive change to provisions.

22.12.4 Assessment of non-complying development activities

Activity	Guidance on the assessment of resource consents
1. Demolition that affects a protected part of a scheduled building or scheduled heritage structure	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects on heritage values.

22.12.5 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. - Light spill - where the limit is exceeded by greater than 25% - Noise - where the limit is exceeded by 5dB LAeq (15 min) or more - Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 22.13 Special Information Requirements {Confirmed to be deleted - EW cl.16}

EW cl.16: As a clause 16 amendment, Rule 22.13.1 Geotechnical investigation report has been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

23. Dunedin Hospital

23.1 Introduction

Dunedin Hospital is the primary medical facility for the Otago and Southland regions, and is situated on Great King Street in Dunedin's central city. The hospital spans two blocks, covering an area of approximately 3 hectares. The hospital is operated by the Southern District Health Board.

The hospital has been at its present site since 1865 and provides 388 beds across a number of wards. It includes a helipad which enables emergency medical services to be provided across the region. The hospital employs over 3,000 staff, providing medical services across all specialties and a broad array of sub-specialties. The hospital also

serves as a teaching hospital, with strong links to both the University of Otago and Otago Polytechnic. Ancillary activities associated within the hospital include cafés, a gift shop and a childcare facility.

Significant re-development of the hospital site is anticipated within the next ten years, allowing facilities to be upgraded. This may involve the construction of new buildings and re-development of existing ones.

The site is surrounded by a number of zones, providing for a wide range of different land use activities. To the north and east is the Campus Zone, which provides for activities essential to the functioning of the University of Otago and Otago Polytechnic. To the west is the General Residential 2 Zone. To the west and the south are commercial and **{MF cl.16}** mixed use zones, which provide for a range of commercial activities.

The Dunedin Hospital and its associated activities have the potential to generate effects, particularly on the amenity of the central city. The zone recognises the existing and foreseeable future uses of the Dunedin Hospital site, provides certainty to the community regarding what land use activities can be expected to occur, while appropriately managing potential adverse effects and ensuring compatibility with the surrounding environments.

23.2 Objectives and Policies

Objective 23.2.1	
Dunedin Hospital is able to operate efficiently as a medical training and research facility.	
Policy 23.2.1.1	Enable hospital and community activities in the Dunedin Hospital Zone.
Policy 23.2.1.2	Provide for activities ancillary to hospital activity where they are designed and operated in line with Objective 23.2.2 and its policies.
Policy 23.2.1.3	Only allow activities that are not ancillary to hospital activity where all the following apply: - the activities are related to or support Dunedin Hospital, or have other operational requirements that mean they need to locate in the zone; - they will support the efficient and effective operation of Dunedin Hospital; - they are not more appropriately located in another zone in line with Objective 23.2.2 and its policies; and - they are designed and operated in line with Objective 23.2.2 and its policies.
Policy 23.2.1.4	Enable land that is surplus to the needs of Dunedin Hospital to transition to the Campus Zone, so that future development that is not related to hospital activity ~~can~~ <u>will</u> {PO cl.16} be managed in accordance with the objectives and policies of that zone.
Policy 23.2.1.5	Only allow subdivision activities where: - they are in accordance with the provisions of the Campus Zone; and - the subdivision does not adversely affect the efficient and effective operation of Dunedin Hospital.

Objective 23.2.2	
Land use activities and development necessary for Dunedin Hospital to meet the reasonably foreseeable health needs of the community is enabled, while ensuring development achieves: - a reasonable standard of on-site amenity for patients, staff and visitors; and - a reasonable level of streetscape amenity.	
Policy 23.2.2.1	Require development to maintain or enhance streetscape amenity by ensuring: - an attractive street interface is maintained through landscaping where buildings are not built to the street frontage; - an architecturally interesting façade through building modulation and use of glazing; and - service areas to be located or screened so they are not visible from ground level of a public place.
Policy 23.2.2.2	Only allow buildings above 20m in height where: ~~they contribute positively to effects on~~ the skyline vista of the city, <u>particularly as viewed from Dunedin's inner hill suburbs across the harbour towards the Otago Peninsula, are minimised as far as practicable through the use of</u> ~~by being of a~~ {MF 308.343 and 308.497} quality and contextually appropriate architectural design; and - they are designed to minimise as far as practicable adverse effects of shading and wind on pedestrian amenity.

Objective 23.2.2

Land use activities and development necessary for Dunedin Hospital to meet the reasonably foreseeable health needs of the community is enabled, while ensuring development achieves:

- a. a reasonable standard of on-site amenity for patients, staff and visitors; and
- b. a reasonable level of streetscape amenity.

Policy 23.2.2.3	Only allow buildings over 48m in height where: a. the height is essential to the operation of hospital activities; and b. the height exceedance is minimal.
Policy 23.2.2.4	Only allow early childhood education - large scale where it will not constrain (have reverse sensitivity effects on) other neighbouring activities.
Policy 23.2.2.5	Require buildings to provide a good level of pedestrian amenity by providing shelter over pedestrian entrances.
Policy 23.2.2.6	Require ancillary signs visible from outside the zone to be located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.

EW cl.16: As a clause 16 amendment, Objective 23.2.3 and its policies have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Rules

Rule 23.3 Activity Status

23.3.1 Rule location

The activity status tables in rules 23.3.3 to 23.3.5 specify the activity status of land use activities, development activities, and subdivision activities in the Dunedin Hospital Zone, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction **{PO cl.16}**
3. Network Utilities and Energy Generation **{NU 360.233}** (Section 5)
4. Transportation Activities **{PO cl.16}** (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities **{PO cl.16}** (Section 8)
7. Earthworks (Section 8A) **{EW cl.16}**

23.3.2 Activity status introduction

1. The activity status tables in rules 23.3.3 - 23.3.5 show the activity status of activities in the Dunedin Hospital Zone, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. The nested tables in Section 1.3 are intended to be a complete list of activities and categories of activities. For any activity that is not covered by any of the defined activities in the nested tables, the activity status will be non-complying if the activity status of "all" or "all other" activities in the most closely related category is non-complying, otherwise it will be discretionary.

Performance Standards

6. Performance standards are listed in the far right column of the activity status tables.
7. Performance standards apply to permitted, controlled, and restricted discretionary activities.
8. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity ~~will become restricted discretionary, unless otherwise indicated by the relevant performance standard is indicated in the relevant performance standard rule.~~ **{PO cl.16}**.
9. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Activity status Meaning {PO cl.16}
N/A	No additional provisions apply or not relevant {PO cl.16}
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

23.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Acoustic insulation (noise sensitive activities) b. Electrical interference c. Light spill d. Noise
Major facilities facility {MF cl.16} activities		Activity status	Performance standards
2.	Hospital	P	a. Minimum car parking
3.	All other activities in the major facility activities category	NC	
Community activities		Activity status	Performance standards
4.	Early childhood education - small scale	P	a. Minimum car parking
5.	Early childhood education - large scale	RD	
6.	Conservation	P	
7.	All other activities in the community activities category	D	
Commercial activities		Activity status	Performance standards
8.	Commercial activities ancillary to hospital	P	
9.	Registered health practitioners	P	
X. {MF 308.304}	Training and education {MF 308.304}	NC P {MF 308.304}	
Y.	Campus-affiliated office {MF 308.5}	NC P {MF 308.5}	
10.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards

11.	All activities in the residential activities category	NC	
Industrial activities		Activity status	Performance standards
12.	All activities in the industrial activities category	NC	
Rural activities		Activity status	Performance standards
13.	All activities in the rural activities category	NC	

23.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities		a. Setback from scheduled tree
2.	Performance standards that apply to all buildings and structures activities		a. Number, design and location of ancillary signs b. ~~Hazard overlay zones~~ ~~development standards {NH 917.27, 360.239 and 961.1}~~ c. Maximum height
Buildings and structures activities		Activity status	Performance standards
3.	All <u>new</u> {PO cl.16} buildings and additions and alterations to buildings	P	a. Boundary treatments and other landscaping b. Minimum glazing and building modulation c. Verandahs
4.	All other buildings and structures <u>activities</u> {MF cl.16}	P	
Site development activities		Activity status	Performance standards
5.	Service areas	P	a. Location and screening of service areas
6.	Parking, loading and access	P	a. Boundary treatments and other landscaping b. Parking, loading and access standards
7.	~~New or additions to parking areas, or extensions to existing parking areas~~ that result in the creation of {Trans cl.16} 50 or more new parking spaces.	RD	a. Boundary treatments and other landscaping b. Parking, loading and access standards
8.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements
9.	~~Earthworks – small scale {EW cl.16'}~~	P	~~a. Earthworks standards~~
10.	~~Earthworks – large scale {EW cl.16'}~~	RD	~~a. Earthworks standards~~
11.	All other site development activities	P	a. Boundary treatments and other landscaping

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Note 23.3.4A - General advice

1. ~~Under the Heritage New Zealand Pouhere Taonga Act 2014 it is an offence to modify or destroy an archaeological site without obtaining an archaeological authority from Heritage New Zealand (HNZ). An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand {Her 547.80}.~~ This is the case regardless of whether the land on which the site is located is ~~{Her 547.80}~~ designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
2. An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
3. Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
4. The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within the District. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.

23.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	RD	a. Subdivision performance standards

Note 23.3.5A - Other RMA considerations {PO 490.4}

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

23.3.6 Transition to Campus Zone

On receipt of written notice from both the owner and operator (if different) of Dunedin Hospital to Dunedin City Council in relation to all or part of the land within the Dunedin Hospital Zone, the provisions of the Dunedin Hospital Zone will no longer apply to that parcel of land and the provisions of the Campus Zone will apply in full.

Rule 23.4 Notification

1. Activities are subject to the normal tests for notification in accordance with sections 95A - 95G of the RMA.

Rule 23.5 Land Use Performance Standards

23.5.1 Acoustic Insulation

In-patient areas must comply with Rule 9.3.1.

23.5.2 Electrical Interference

Land use activities must comply with Rule 9.3.2.

23.5.3 Light Spill

Land use activities must comply with Rule 9.3.5.

23.5.4 Minimum Car Parking

1. Hospital activity must provide a minimum of 242 ~~184~~ **{Trans 917.37}** parking spaces, including 6 mobility parking spaces. These must be provided within 250m of the Dunedin Hospital Zone.
2. Early childhood education - small scale: 1 parking space per 5 full time equivalent staff members plus one parking space for parent/guardian use per 6 children the facility is licensed for.
3. Required parking spaces may be used for car, cycle or motorcycle parking, except for any required mobility parking spaces, which must be used for mobility car parking.
4. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

Note 23.5.4A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Performance **{MF cl.16}** Standards.

23.5.5 Noise

Land use activities must comply with Rule 9.3.6.

Rule 23.6 Development Performance Standards

23.6.1 Boundary Treatments and Other Landscaping

1. Where a building is not built within 5m of a road frontage, a landscaping area with a minimum width of 1.5m must be provided along the full length of the road frontage (except for where vehicle access is provided).
2. Landscaping areas must:
 - a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
 - b. have an average of one tree for every 5m of frontage;
 - c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
 - d. be designed to allow surface water run-off from surrounding areas to enter;
 - e. be protected by a physical barrier that prevents cars from ~~accidentally driving into or~~ **{PO 360.213}** damaging plants;
 - f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum **{PO 360.213}** height of 5m within 10 years of planting;
 - g. be planted prior to occupation ~~or completion~~ of any relevant building(s) or upon completion of site development activities **{MF cl.16}**; and
 - h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any required **{MF cl.16}** road frontage landscaping required by this rule **{PO 360.213}**.
4. Activities that contravene this performance standard are restricted discretionary activities. **{PO cl.16}**

23.6.2 Earthworks Standards {Confirmed to be replaced by 8A.5 - EW cl.16¹}

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

23.6.3 Hazard Overlay Zones Development Standards {Confirmed for deletion - NH 917.27 and others, NH 360.237 and 961.1}

23.6.3.1 Minimum floor level {NH 917.27, 947.53 and others}

New buildings (including residential buildings) to be used for ~~natural hazards~~ **{NH cl.16}** sensitive activities in the Hazard 3 (flood) or Hazard 3 (coastal) Overlay Zones must comply with Rule 11.3.3: **{NH 917.27, 947.53 and others}**

23.6.3.2 Relocatable buildings {NH cl.16¹}

New buildings (including residential buildings) to be used for ~~natural hazards~~ **{NH cl.16}** sensitive activities in a Hazard 3 (coastal) Overlay Zone must comply with Rule 11.3.4: **{NH cl.16¹}**

¹ **NH cl.16:** This has been deleted as residential activity is non-complying in this zone.

23.6.4 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

23.6.5 Location and Screening of Service Areas

1. Service areas must be located or screened so that they are not visible at ground level from adjacent: residential activities, residential zoned properties, or public places.
2. Service areas must not encroach into required parking, loading or manoeuvring areas.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

23.6.6 Maximum Height

1. The maximum height of new buildings and structures, and additions and alterations, must not exceed 20m above ground level.
2. Rooftop structures are exempt from the performance standard for maximum height, provided they do not exceed the maximum height limit by more than 5m.
3. Activities that contravene the performance standard for maximum height but are no greater than 48m in height are a restricted discretionary activity.
4. Activities that contravene the performance standard for maximum height and are over 48m in height are a discretionary activity.

23.6.7 Minimum Glazing and Building Modulation

1. The minimum building modulation and minimum glazing requirements for any parts of buildings which face (are parallel to) and are visible from the road frontage is as follows:
 - a. minimum distance between building modulation elements 20m; or
 - b. minimum glazing of 20%.
2. The required glazing will be calculated as a percentage of the total wall area (from floor to ceiling) that faces the road frontage and that includes clear glass. In the case of curved walls, the wall area will be calculated as the part of the wall which is 45° either side of a point directly facing (parallel to) the road frontage (see Figure 18.6F)
3. Except that the minimum glazing standard in Rule 23.6.7.1 does not apply to scheduled heritage buildings.
4. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

23.6.8 Number, Design and Location of Ancillary Signs

1. Signs must comply with the following standards, except the following signs are exempt from these standards:
 - a. signs that are not visible from outside the Dunedin Hospital Zone;
 - b. ~~'regulatory signs' (requiring or prohibiting specified actions), 'warning signs' (informing of hazards or of other features requiring a safe response), or 'directional signs' (identifying the location of, or direction to destinations, routes, building entrances and vehicle accesses) signs;~~ and **{CMU 271.18 and others}**
 - c. building names (excluding sponsorship names).
2. Signs located on or **{MF cl.16}** above the footpath must comply with Rule 6.7.2.
3. Signs must comply with Rule 6.7.3 where visible from a road.
4. Signs related to ancillary retail and ancillary restaurants ~~activities~~ **{PO cl.16}** must not be visible outside the Dunedin Hospital Zone.
5. Signs higher than 4m above ground level must only display the business name or major facility name.
6. ~~Signs other than those specified in rules 23.6.8.7 and 23.6.8.8 are not allowed.~~ **{MF cl.16}**
7. Signs that contravene the performance standard for number, location, and design of ancillary signs are

restricted discretionary activities. **{PO cl.16}**

23.6.8.7 Signs attached to buildings

- a. The height, above ground level, at the highest point of any sign, attached to a building is 8m.
- b. Signs must not be attached to roofs.
- c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
- d. Signs attached flat against a building must:
 - i. not cumulatively exceed 15% of the total wall area (excluding windows) that face the road frontage, or 8m², whichever is lesser; and
 - ii. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.
- e. If attached on the underside of a verandah or protruding from a building façade, must:
 - i. where attached to the façade of a building, have a maximum area per display face of 2m²;
 - ii. where attached to the façade of a building, must not project more than 1.5m from the façade to which it is attached;
 - iii. have a maximum of 2 display faces per sign; and
 - iv. not exceed 1 sign per 15m of road frontage.

23.6.8.8 Freestanding signs

- a. The maximum number of permanently fixed freestanding signs is 1 per 50m of road frontage.
- b. The maximum number of portable freestanding signs within the zone is 2.
- c. The maximum dimensions of freestanding signs are:
 - i. maximum height of 6m for permanently fixed freestanding signs;
 - ii. maximum height of 4m for portable freestanding signs;
 - iii. maximum area of 12m² per display face for permanently fixed freestanding signs;
 - iv. maximum area of 8m² per display face for portable freestanding signs;
 - v. maximum width of 2m; and
 - vi. maximum depth of 400mm **{PO cl.16}**.
- d. Freestanding signs must:
 - i. ~~not obstruct driveways, parking or loading areas~~ **{PO cl.16}**
 - ii. ~~Freestanding signs must be located within the site and cannot be located on the road reserve~~ **{PO cl.16}**

Note 23.6A– Other relevant District Plan provisions **{PO cl.16¹}**

1. ~~Commercial advertising is a non-complying land use activity in all zones except the Airport Zone.~~ **{PO cl.16}**
2. ~~See Section 3 Public Amenities for the rules related to public noticeboards.~~ **{PO cl.16}**
3. ~~See Section 4 Temporary Activities for the rules related to temporary signs.~~ **{PO cl.16}**

¹ **PO cl.16:** Deleted as definition of "Signs" amended to clarify how different signs are managed in the Plan.

Note 23.6.8B - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
 - a. New Zealand NZ **{Trans 881.17}** Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs and Signs on State Highways Bylaw* **{Trans 881.137}**.
 - b. Dunedin City Council Commercial Use of Footpaths Policy.
 - c. Dunedin City Council Roadway Bylaw.
 - d. Dunedin City Council Traffic and Parking Bylaw.

23.6.9 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

23.6.10 Setback from Scheduled Tree

New buildings and structures, additions and alterations, ~~earthworks~~, **{EW cl.16}**¹ and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

¹ **EW cl.16:** As a clause 16 amendment, reference to earthworks in the setback from scheduled tree standards in all management and major facility zones have been moved to setback standards in the new city-wide section (Rule 8A.5.11). Any amendments to provisions as a result of submissions are shown there.

23.6.11 Verandahs

1. New buildings or additions and alterations to the façade of buildings must have a verandah that covers the full width of the main pedestrian entrance.
2. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

Rule 23.7 Subdivision Performance Standards

Subdivision activities must comply with Rule 34.7.

Rule 23.8 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 23.8.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 23.8.2 - 23.8.5:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 23.8.2 - 23.8.5 apply as follows: {MF cl.16}
 - a. Rule 23.8.2 applies to all performance standard contraventions;
 - b. Rule 23.8.3 applies to land use performance standard contraventions;
 - c. Rule 23.8.4 applies to development performance standard contraventions; and
 - d. Rule 23.8.5 applies to subdivision performance standard contraventions. {MF cl.16}

23.8.2 Assessment of all performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	<i>Relevant objectives and policies:</i> a. Objective 23.2.1 <i>Potential circumstances that may support a consent application include:</i> b. The degree of non-compliance with the performance standard is minor c. The need to meet other performance standards, or site specific factors, make meeting the standard impracticable. d. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. e. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. <i>General assessment guidance:</i> f. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

23.8.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Electrical interference	a. Effects on health and safety	See Rule 9.4
2. Minimum car parking	a. Effects on the safety and efficiency of the transport network	See Rule 6.9
	b. Effects on accessibility	

23.8.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Boundary treatments and other landscaping	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 23.2.2 ii. <u>Development maintains or enhances {MF cl.16}</u> streetscape amenity is maintained or enhanced by maintaining by ensuring {MF cl.16} an attractive street interface through landscaping where buildings are not built to the street frontage (Policy 23.2.2.1.a).
2. Earthworks standards: • Batter gradient {EW cl.16} ¹	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 23.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by using a batter gradient that will be stable over time (Policy 23.2.3.1.b). <i>Conditions that may be imposed include, but are not limited to:</i> iii. Maximum slopes of cut and fill batters. iv. Time limits for retaining wall installation to avoid leaving a cut slope unsupported for an extended period. v. Temporary shoring requirements to maintain stability before a wall is constructed. vi. Supervision and monitoring requirements for retaining wall construction and standard earthworks construction.

23.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
3.	Earthworks standards: • Setback from property boundary, buildings, structure and cliffs {EW cl.16} ¹	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 23.2.3 ii. Earthwork and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by being set back an adequate distance from property boundaries, buildings and cliffs (Policy 23.2.3.1.a).
4.	Earthworks standards: • Setback from network utilities {EW cl.16} ¹	a. Effects on efficient and effective operation of network utilities b. Effects on health and safety	See Rule 5.7
5.	Earthworks standards: • Sediment control {EW cl.16} ¹	a. Effects on surrounding sites b. Effects on biodiversity values and natural character of the coast and riparian margins c. Effects on the efficiency and/or affordability of infrastructure	<i>Relevant objectives and policies:</i> i. Objective 23.2.3 ii. Earthworks and any associated retaining structures are designed and located to minimise adverse effects on surrounding sites and the wider area by managing earthworks to avoid sediment run-off, including on to any property, or into any stormwater pipes, drains, channels or soakage systems, <u>or the coastal marine area {EW 1071.106}</u> (Policy 23.2.3.2.b). See Rule 10.4 See Rule 9.4

23.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Hazard overlay zones development standards: - Minimum floor level {NH 917.27, 947.53 and others} - Relocatable buildings {NH cl.16³}	a. Risk from natural hazards	See Rule 11.4
7.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.4
		b. Risk from natural hazards {PO cl.16}	See Rule 11.4 {PO cl.16}
8.	Location and screening of service areas	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 23.2.2 ii. <u>Development maintains or enhances streetscape {MF cl.16³} amenity is maintained or enhanced by locating or screening by ensuring {MF cl.16³} service areas are located or screened {MF cl.16³} so they are not visible from ground level of a public place (Policy 23.2.2.1.c).</u> <i>Potential circumstances that may support a consent application include:</i> iii. Screening would unduly restrict the usability of the site.
9.	Maximum height (buildings no greater than 48m in height) {MF cl.16}	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 23.2.2 ii. <u>Buildings contribute positively to the skyline vista of the city, by being of a quality and contextually appropriate architectural design Buildings greater than 20m in height minimise as far as practicable adverse effects on the skyline vista of the city, particularly as viewed from Dunedin's inner hill suburbs across the harbour towards the Otago Peninsula, through the use of quality and contextually appropriate architectural design {MF 308.343 and 308.497} (Policy 23.2.2.2.a).</u>
		b. Effects on pedestrian amenity	<i>Relevant objectives and policies:</i> i. Objective 23.2.2 ii. Buildings are designed to minimise as far as practicable adverse effects of shading and wind on pedestrian amenity (Policy 23.2.2.2.b).

23.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
10.	Minimum glazing and building modulation	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 23.2.2 ii. Development maintains or enhances streetscape amenity by ensuring an architecturally interesting façade through building modulation and use of glazing (Policy 23.2.2.1.b).
11.	Number, location and design of ancillary signs	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 23.2.2 ii. Ancillary signs visible from outside the zone are located and designed to maintain streetscape amenity, by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose (Policy 23.2.2.6). <i>Potential circumstances that may support a consent application include:</i> iii. An attractive streetscape is maintained.
		b. Effects on the safety and efficiency of the transport network	See Rule 6.9
12.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.9
13.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6
14.	Verandahs	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 23.2.2 ii. Buildings provide a good level of pedestrian amenity by providing shelter over pedestrian entrances (Policy 23.2.2.5). <i>Potential circumstances that may support a consent application include:</i> iii. The design and location of the building, and/or design of the verandah, allows for appropriate shelter of pedestrians from the weather.

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **MF cl.16:** Amendment made for greater consistency with policy.

³ **NH cl.16:** This has been deleted as residential activity is non-complying in this zone.

23.8.5 Assessment of subdivision performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. Subdivision performance standards	See Rule 34.9

Rule 23.9 Assessment of Restricted Discretionary Activities

Rule 23.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 23.9.2 - 23.9.4:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how a consent application will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 23.9.2 - 23.9.4 apply as follows: {MF cl.16}
 - a. Rule 23.9.2 applies to restricted discretionary land use activities;
 - b. Rule 23.9.3 applies to restricted discretionary development activities; and
 - c. Rule 23.9.4 applies to restricted discretionary subdivision activities. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
5. Where a restricted discretionary activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 23.8; and
 - iv. the matters of discretion in this section will be assessed as indicated.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 23.10; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 23.11; and
 - iii. the assessment guidance in this section will also be considered.

23.9.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
A. <u>All high trip generators, which include:</u> {Trans cl.16¹} any activities that generate 250 or more vehicle movements a day {Trans cl.16}	a. <u>Effects on accessibility</u> {Trans cl.16} b. <u>Effects on the safety and efficiency of the transport network</u> {Trans cl.16}	<u>See Rule 6.10</u> {Trans cl.16}
1. Early childhood education - large scale	a. <u>Effects on the safety and efficiency of the transport network</u> b. <u>Effects on ability of commercial activities to operate</u> <u>Reverse sensitivity effects</u> {PO 1046.5}	<u>See Rule 6.10</u> <i>Relevant objectives and policies:</i> <u>Reverse sensitivity will be avoided as far as practicable</u> Early childhood education – large scale does not constrain (have reverse sensitivity effects on) neighbouring activities {PO 1046.5} (Policy 23.2.2.4).

¹ **Trans cl.16:** Under Transportation section assessment rules (Rule 6.10.2.7a&b), ‘effects on accessibility’ and ‘effects on safety and efficiency of the transport network’ are matters of discretion for high trip generators, which include land use activities that generate 250 or more vehicle movements a day. However, the rule necessary to link to Rule 6.10.2.7 was inadvertently omitted from notified Section 23 assessment rules. The correction of this error, via the addition of Rule 23.9.2.A, does not result in a substantive change to the effect of provisions.

23.9.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. Earthworks – large scale (that exceed the scale thresholds for the Dunedin Hospital Zone) {EW cl.16'}	a. Effects on visual amenity and character b. Effects on the amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 23.2.3 ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not possible, adequately mitigated (Policy 23.2.3.3.a). iii. Adverse effects on the amenity of surrounding properties, including from changes to drainage patterns, will be avoided or, if avoidance is not possible, adequately mitigated (Policy 23.2.3.3.b). <i>Potential circumstances that may support a consent application include:</i> iv. There is no, or only minimal, alteration to the natural landform. v. Any cut or fill will be restored or treated to resemble natural landforms. vi. The earthworks will not remove or impact upon existing vegetation or landscaping. <i>Conditions that may be imposed include, but are not limited to:</i> vii. Measures to minimise visual effects, e.g. requirements for revegetation and/or landscaping. viii. Maximum slopes of cut and fill batters. ix. Measures to divert surface water and rain away from, or prevent from discharging over, batter faces and other areas of bare earth. x. Measures to ensure there are no adverse effects from changes to drainage patterns on surrounding properties. xi. Requirement to de-compact soils; to take other remedial action to ensure the natural absorption capacity of the soils is not reduced; or to use other mitigation measures to ensure the overall absorption of rain water on-site is not diminished.

23.9.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
	e. Effects on the stability of land, buildings, and structures	<i>Relevant objectives and policies:</i> i. Objective 23.2.3 ii. Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not possible, adequately mitigated (Policy 23.2.3.3.c). <i>Potential circumstances that may support a consent application include:</i> iii. A geotechnical report confirms the existing ground is suitably stable for the proposed works, and proposed works will not create instability risks for surrounding land, buildings, or structures (see Special Information Requirements - Rule 23.12.1). iv. Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering standards
2. <u>High trip generators:</u> {Trans cl.16²} • New or additions to parking areas, or extensions to existing parking areas that result in the creation of 50 or more new parking spaces {Trans cl.16}	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility {Trans cl.16}	See Rule 6.10

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **Trans cl.16:** A reference to 'high trip generators' has been added here, to clarify that this activity is assessed as a high trip generator under Transportation section rules. This does not result in a substantive change to the effect of provisions.

23.9.4 Assessment of restricted discretionary subdivision activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. Subdivision activities	a. Effects on the efficient and effective operation of Dunedin Hospital	<i>Relevant objectives and policies:</i> i. Objective 2.3.1 ii. Objective 23.2.1 iii. Subdivision activities do not adversely affect the efficient and effective operation of Dunedin Hospital (Policy 23.2.1.5.b).
	See Rule 34.10	

Rule 23.10 Assessment of Discretionary Activities

Rule 23.10.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 23.10.2 and 23.10.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
 - b. potential circumstances that may support a consent application;
 - c. general assessment guidance, including any effects that will be considered as a priority; and
 - d. conditions that may be imposed.
3. Rules 23.10.2 and 23.10.3 apply as follows: {MF cl.16}
 - a. Rule 23.10.2 applies to all discretionary activities; and
 - b. Rule 23.10.3 applies to discretionary performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

23.10.2 Assessment of all discretionary activities

Activity	Guidance on the assessment of resource consents

1. All discretionary <u>land use</u> activities – including listed below: {PO cl.16} - all activities in the community activities category except early childhood education and conservation ~~activities listed below~~ {PO cl.16}	<i>Relevant objectives and policies (priority considerations):</i> - Objective 2.3.1 - Objective 23.2.1 - Activities that are ancillary to hospital activity are designed and operated in line with Objective 23.2.2 and its policies (Policy 23.2.1.2). - Activities that are not ancillary to hospital activity: - are related to or support the Dunedin Hospital, or have other operational requirements that mean they need to locate in the zone; - support the efficient and effective operation of Dunedin Hospital; - are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - are designed and operated in line with Objective 23.2.2 and its policies (Policy 23.2.1.3). <i>Potential circumstances that may support a consent application include:</i> - For discretionary land use activities, whether any associated development activities meet relevant development performance standards, or are otherwise consistent with relevant objectives and policies for development. - All relevant land use performance standards are met, including noise and light spill standards. <i>General assessment guidance:</i> - In assessing the significance of effects, consideration will be given to: - short to long term effects, including effects in combination with other activities; and - the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. ~~In assessing activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered.~~ {MF cl.16²} <i>Relevant guidance from other sections (priority considerations):</i> <u>See Section 6.11 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public.</u> {Trans cl.16¹} <u>See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety</u> {PHS cl.16} <u>See Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua</u> {MW 1071.3}

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all discretionary activities. This does not change the effect of provisions.

² **MF cl.16:** Rule 23.10.2.1.h unnecessary because there are no activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item.

23.10.3 Assessment of discretionary performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents
1. - Acoustic insulation - Noise - where the limit is exceeded by up to <u>less than</u> {PHS cl.16} 5dB LAeq (15min) - Light spill - where the limit is exceeded by 25% or less	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
2. Maximum height (buildings over 48m in height)	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 23.2.2 b. Buildings over 48m in height are only allowed where: - the height is essential to the operation of hospital activities; and - the height exceedance is minimal (Policy 23.2.2.3). c. Buildings <u>minimise, as far as practicable, adverse effects on contribute positively to the skyline vista of the city, particularly as viewed from Dunedin's inner hill suburbs across the harbour towards the Otago Peninsula, through the use of by being of a quality and contextually appropriate architectural design</u> {MF 308.343} (Policy 23.2.2.2.a). d. Buildings are designed to minimise as far as practicable adverse effects of shading and wind on pedestrian amenity (Policy 23.2.2.2.b).

Rule 23.11 Assessment of Non-complying Activities

Rule 23.11.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 23.11.2 - 23.11.4 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
 - b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 23.11.2 and 23.11.4 apply as follows: {MF cl.16}
 - a. Rule 23.11.2 applies to non-complying land use activities; and
 - b. Rule 23.11.4 applies to non-complying performance standard contraventions {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

23.11.2 Assessment of all {MF cl.16} non-complying land use activities

Activity	Guidance on the assessment of resource consents

1.	All non-complying <u>land use</u> activities including ~~these~~ <u>but not limited to the activities</u> {PO cl.16} listed below:	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.3.1 b. Objective 23.2.1 c. Activities not ancillary to hospital activity: i. are related to or support Dunedin Hospital, or have other operational requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Dunedin Hospital; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 23.2.2 and its policies (Policy 21.2.1.3). <i>General assessment guidance:</i> d. In assessing the significance of effects consideration will be given to: i. both short and long term effects, including effects in combination with other activities; ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent; and iii. any effects otherwise managed through performance standards and consistent with all relevant objectives and policies for the zone. e. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. <i>Relevant guidance from other sections (priority considerations):</i> f. <u>See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16}</u> g. <u>See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety {PHS cl.16}</u> h. <u>See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua {MW 1071.3}</u>
2. {MF cl.16}	Commercial advertising in all zones {PO cl.16}	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.4.1 b. Policy 2.4.1.6.c

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section,

for all non-complying activities. This does not change the effect of provisions.

² **MF cl.16:** As a clause 16 amendment this line has been moved from Table 23.11.3. This is not a substantive change to provisions.

23.11.3 Assessment of non-complying land use activities {MF cl.16¹}	
Activity {MF cl.16}	Guidance on the assessment of resource consents {MF cl.16}
1. Commercial advertising in all zones {MF cl.16}	<i>Relevant objectives and policies (priority considerations): {MF cl.16}</i> a. Objective 2.4.1 {MF cl.16} b. Policy 2.4.1.6.e {MF cl.16}

¹ **MF cl.16:** As a clause 16 amendment the content of this table has been moved to Table 23.11.2. This is not a substantive change to provisions.

23.11.4 Assessment of non-complying performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents
1. • Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 23.12 Special Information Requirements {Confirmed to be deleted - EW cl.16}

EW cl.16: As a clause 16 amendment, Rule 23.12.1 Geotechnical investigation report has been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

24. Dunedin International Airport

24.1 Introduction

Dunedin International Airport is situated at Momona. It occupies an area of approximately 300 hectares and is owned and operated by Dunedin International Airport Limited (DIAL). The airport is surrounded by rural zoned land.

Dunedin International Airport is an integral part of the local and regional transport network, providing a link to national and international destinations for passengers, goods and freight. There has been steady growth in passenger numbers and freight volumes, both domestic and international, and a continuation of this growth is expected. The airport is a physical resource that provides for the economic and social well-being of the Dunedin area and beyond.

The operation of the airport is undertaken in accordance with two designations (D273 - Aerodrome and Runway Extension, and D274 - Flight Path Protection), which extend across the majority of the Dunedin International Airport Zone and beyond. The designations focus upon ensuring the safe and efficient operation of the airport activities activity {PO cl.16}, while securing a future runway extension and providing a limited range of associated airport {PO cl.16} activities.

The zone includes the airport and immediately adjacent rural land, together with the site occupied by Momona Garage. Momona village is zoned residential. The Dunedin International Airport Zone recognises the function of the

Dunedin International Airport within the transport network, sustainable management of the resource and the need to manage effects of activities located at the airport. The zone enables an integrated approach to the management of the airport resource.

The intention is that development within the Dunedin International Airport Zone is clearly associated with the operation and functions of the airport. This will ensure land within the zone is retained for its primary operational functions. The provisions allow for the continued use and development of Dunedin International Airport and provide certainty for airport operators and the community, while managing effects on neighbouring land uses.

24.2 Objectives and Policies

Objective 24.2.1	
Dunedin International Airport is able to operate efficiently and effectively.	
Policy 24.2.1.1	Enable airport activity at Dunedin International Airport.
Policy 24.2.1.2	Provide for commercial activities ancillary to airport activity {MF cl.16} , office activity {MF cl.16} , service stations, and visitor accommodation where they are designed and operated in line with Objective 24.2.2 and its policies.
Policy 24.2.1.3	Only allow activities that are not ancillary to airport activity where: - they are related to or support Dunedin International Airport, or have other operational requirements that mean they need to locate in the zone; - they will support the efficient and effective operation of Dunedin International Airport; - they are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - they are designed and operated in line with Objective 24.2.2 and its policies.
Policy 24.2.1.4 {MF 724.19}	~~Enable land that is surplus to the needs of Dunedin International Airport to transition to the Taieri Plains Rural Zone, so that future development that is not related to airport activity can be managed in accordance with the objectives and policies of that zone. {MF 724.19}~~
Policy 24.2.1.5	Only allow subdivision activities {PO cl.16} where: ~~the subdivision does not adversely affect the efficient and effective operation of Dunedin International Airport. {MF 724.19 and 724.34}~~ ~~it is in accordance with the provisions of the rural zones; and {MF 724.19 and 724.34}~~ ~~the subdivision does not adversely affect the efficient and effective operation of Dunedin International Airport. {MF 724.19 and 724.34}~~

Objective 24.2.2	
Land use activities and development necessary to meet the reasonably foreseeable needs of Dunedin International Airport is enabled, while ensuring it: - achieves a high standard of on-site amenity for airport users; and - minimises adverse effects on rural amenity as far as practicable.	
Policy 24.2.2.1	Require buildings and structures to be of a height and setback that reduces their visual impact on the rural environment.
Policy 24.2.2.2	Require landscaping of new buildings, parking areas and outdoor storage areas, to ensure a high standard of visual amenity is maintained adjacent to public roads and the rural zones.
Policy 24.2.2.3	Require development to maintain on-site and rural amenity by ensuring service areas are not visible from publicly accessible areas within or outside the zone.
Policy 24.2.2.4	Require ancillary signs to be located and designed to maintain visual amenity for airport users, including by being of an appropriate size and number to convey information about the name, location and nature of the activities on-site, and not being too numerous or oversized for that purpose.
Policy 24.2.2.5	Require commercial activities ancillary to airport activity {MF cl.16} to be designed, located and operated to primarily serve staff and visitors to the Dunedin International Airport.

Objective 24.2.2

Policy 24.2.2.6	Enable tourism advertising signage promoting Otago and Southland's tourism industry in order to facilitate the economic and social prosperity of the two regions, while ensuring the size, number and location of tourism advertising signage does not significantly affect the amenity of the airport as an international gateway, and any effects on the rural amenity outside the Dunedin International Airport Zone are minor.

EW cl.16: As a clause 16 amendment, Objective 24.2.3 and its policies have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Rules

Rule 24.3 Activity Status

24.3.1 Rule location

The activity status tables in rules 24.3.3 to 24.3.6 specify the activity status of land use activities, development activities, and subdivision activities in the Dunedin International Airport Zone and relevant overlay zones, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction **{PO cl.16}**
3. Network Utilities and Energy Generation **{NU 360.233}** (Section 5)
4. Transportation Activities **{PO cl.16}** (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities **{PO cl.16}** (Section 8)
7. Earthworks (Section 8A) **{EW cl.16}**

24.3.2 Activity status introduction

1. The activity status tables in rules 24.3.3 - 24.3.6 **{Rec cl.16}** show the activity status of activities in the Dunedin International Airport Zone and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. The nested tables in Section 1.3 are intended to be a complete list of activities and categories of activities. For any activity that is not covered by any of the defined activities in the nested tables, the activity status will be non-complying if the activity status of "all" or "all other" activities in the most closely related category is non-complying, otherwise it will be discretionary.

Additional activity status rules in hazard overlay zones

6. For the purpose of the hazards provisions, activities are categorised as natural hazards **{NH cl.16}** sensitive activities, natural hazards **{NH cl.16}** potentially sensitive activities or natural hazards **{NH cl.16}** least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
7. In the hazard 2 overlay zones, the activity statuses in Rule 24.3.6 apply to the following activities:
 - i. new **{NH 908.3}** natural hazards **{NH cl.16}** sensitive activities and natural hazards **{NH cl.16}** potentially sensitive activities; and
 - ii. some new buildings, and additions and alterations to buildings, which create more than 60m² of new ground floor area. **{NH. cl.16}**

8. Where the activity status in Rule 24.3.6 differs from that in rules 24.3.3 - 24.3.5, the most restrictive activity status always applies.
9. In addition to the rules in Rule 24.3.6, performance standards for development activities within hazard overlay zones are included in rules 24.3.3 - 24.3.5.
10. Activities in a hazard overlay zone must comply with all of the rules in 24.3.3 - 24.3.6.

Performance Standards

11. Performance standards are listed in the far right column of the activity status tables.
12. Performance standards apply to permitted, controlled, and restricted discretionary activities.
13. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity will become restricted discretionary, unless otherwise indicated by the relevant performance standard is indicated in the relevant performance standard rule. **{PO cl.16}**.
14. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

¹ **NH cl.16:** As a clause 16 amendment, this rule has been amended to more accurately reference the natural hazard provisions in Rule 19.3.6

Legend

Acronym	Activity status Meaning {PO cl.16}
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
Pr	Prohibited
DIA	Dunedin International Airport Zone
ANIC	Airport Noise Inner Control Mapped Area
Haz2	Hazard 2 Overlay Zones

24.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities	i. Acoustic insulation (noise sensitive activities) ii. Electrical interference iii. Light spill iv. Noise					
Major facility activities		<table> <tr> <th colspan="2">Activity status¹</th><th rowspan="2">Performance standards</th></tr> <tr> <td>a. DIA</td><td>b. ANIC</td></tr> </table>	Activity status ¹		Performance standards	a. DIA	b. ANIC
Activity status ¹		Performance standards					
a. DIA	b. ANIC						

2.	Airport	P	P	i. Minimum car parking
3.	Emergency services	P	P	
4.	All other activities in the major facility activities category	NC	NC	
Commercial activities		a. DIA	b. ANIC	Performance standards
5.	Commercial activities ancillary to airport activity	P	P	i. Location
6.	Conference, meeting and function ancillary to visitor accommodation	P	P	
7.	Office	D	D	
8.	Service stations	RD	RD	i. Service station performance standards {MF cl.16}
9.	Visitor accommodation	P	P	i. Minimum car parking ii. Minimum vehicle loading
10.	Tourism advertising	P	P	i. Number and location of tourism signs
11.	All other activities in the commercial activities category	NC	NC	
Residential activities		a. DIA	b. ANIC	Performance standards
12.	Standard residential	NC	Pr	
13.	Working from home	P	Pr	
14.	Supported living facilities	NC	Pr	
Community activities		a. DIA	b. ANIC	Performance standards
15.	Conservation	P	P	
16.	All other activities in the community activities category	NC	NC	
Rural activities		a. DIA	b. ANIC	Performance standards
17.	Farming	P	P	
18.	Grazing	P	P	
19.	All other activities in the rural activities category	NC	NC	
Industrial activities		a. DIA	b. ANIC	Performance standards
20.	All activities in the industrial activities category	D	D	

¹ **PO 490.1:** Em-dashes are no longer used, and activity status is shown for all overlays (not just those that have additional provisions applying), except where two areas (zones, overlays, mapped areas etc.) do not intersect, in which case N/A is used. See amended legend.

24.3.4 Activity status table - development activities

Building and structures activities		Activity status	Performance standards
1.	All buildings and structures activities	P	a. Boundary setbacks b. Fire fighting {MF cl.16²} c. Maximum height d. Minimum floor level {NH 917.27, 947.53 and others} e. Number, location and design of ancillary signs
Site development activities		Activity status	Performance standards
2.	~~Earthworks – small scale {EW cl.16¹}~~	P	~~a. Earthworks standards~~
3.	~~Earthworks – large scale {EW cl.16¹}~~	RD	~~a. Earthworks standards~~
4.	Outdoor storage	P	a. Boundary treatments and other landscaping
5.	Service areas	P	a. Location and screening of service areas
6.	Parking, loading and access	P	a. Boundary treatments and other landscaping b. Parking, loading and access standards
7.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements
8.	All other site development activities	P	

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **MF cl.16:** The firefighting performance standard applies to residential activities. Residential activity is non-complying in this zone and so the performance standard is not relevant and has been removed under cl.16.

Note 24.3B.4A - General advice

- Under the Heritage New Zealand Pouhere Taonga Act 2014 it is an offence to modify or destroy an archaeological site without obtaining an archaeological authority from Heritage New Zealand (HNZ). An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand {Her 547.80}. This is the case regardless of whether the land on which the site is located is **{Her 547.80}** designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
- An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.

3. Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
 4. The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within the District. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed. **{MF cl.16²}**
 5. All buildings and structures activities associated with existing major facilities are advised to undertake an assessment of risk from natural hazards and implement any recommended risk mitigation measures. **{MF cl.16¹}**
- ¹ **MF cl.16:** As a clause 16 amendment, this note is not necessary as the sections contain natural hazard performance standards.
- ² **MF cl.16:** Dunedin International Airport Zone not in archaeological alert layer.

24.3.5 Activity status table - subdivision activities

Subdivision activities	Activity status	Performance standards
1. Subdivision activities	RD {MF 724.19 and 724.34}	a. Subdivision performance standards {MF 724.19 and 724.34}

Note 24.3.5A - Other RMA considerations {PO 490.4}

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

24.3.6 Change to activity Activity status in Hazard 2 (flood) {NH cl.16} Overlay Zones

Activity	Haz2 Activity Status {NH cl.16}
1. {NH 634.74} Potentially sensitive activities not permitted in Dunedin International Airport Zone {NH 634.74}	⊘ {NH 634.74}
2. <u>Natural hazards sensitive Sensitive {NH cl.16} activities and natural hazards potentially sensitive activities {NH 634.74}</u>	⊘ RD {NH 634.74}
3. New buildings, and additions and alterations to buildings, which create more than 60m ² of new ground floor area	RD

Note 24.3.6A - Guidance on existing use rights applying to land use activities in hazard overlay zones Other RMA considerations {MF cl.16}

1. For the purposes of the natural hazards provisions only, with respect to section 10 of the RMA (existing use rights) **{NH 634.81}**, Council will generally consider that a land use activity is similar in character, intensity, and scale where:
 - a. for a residential activity, there is less than 25m² increase in ground floor area of any residential building(s), in any consecutive 10 year period; or
 - b. for a residential activity, a new building is to be used solely as a garage or shed; or
 - c. for all other natural hazards **{NH cl.16}** sensitive activities and natural hazards **{NH cl.16}** potentially sensitive activities, the ground floor area of any buildings increases by less than 100% in any consecutive 10 year period.

Accordingly, these activities will not usually trigger the provisions in row 1 in the above table. **{NH 634.81}** However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of the land use activity.

Note 24.3CA - General advice

1. Dunedin International Airport Limited holds two designations, D273 (airport activities, operation and runway extension) **{MF cl.16}** and D274 (take-off and approach fan), ~~for airport-related activity and structures~~ **{MF cl.16}**.
2. Airways Corporation of New Zealand Limited hold a number of designations for airport-related structures (D388 - D409) **{MF cl.16}**.
3. Details of the designations can be found in Appendix A1.4.

Rule 24.4 Notification

1. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided: **{MW 1071.2}**
 1. all restricted discretionary activities that list 'effect on cultural values of Manawhenua' as a matter for discretion. **{MW 1071.2}**
2. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 24.5 Land Use Performance Standards

24.5.1 Acoustic Insulation

Noise sensitive activities in the **airport noise outer control mapped area** and the **airport noise inner control mapped area** must comply with Rule 9.3.1.

24.5.2 Electrical Interference

Land use activities must comply with Rule 9.3.2.

24.5.3 Light Spill

1. On-site lighting (other than runway, navigational and other operational lighting) within the Dunedin International Airport Zone must be positioned, directed and maintained so that light spill outside of the zone does not exceed 16 Lux when measured:
 - a. 10 metres outside the zone boundary;
 - b. in both the horizontal and vertical planes; and
 - c. with the runway, navigation and associated operational lighting turned off.
2. Rule 24.6.3.1 24.5.3.1 **{PHS cl.16}** does not apply where the adjoining zone is the a **{MF cl.16}** residential zone.
3. Light spill measured at any point of the vertical plane that marks **{PHS 165.3}** the boundary of the residential zone or any site used for within a residential purposes or zoned residential zone, or in any other zone the notional boundary of any residential building **{PHS 1088.28}** must not exceed the following limits:

Time	Limit
a. 7.00am - 10.00pm	10 Lux
b. 10.00pm - 7.00am	3 Lux

- c. except, this standard does not apply to headlights of motor vehicles, operating on roads or driveways/vehicle tracks or from street lighting, **{PHS 881.103}** but it does apply to parking/loading areas with over 5 vehicles.
 - d. any outdoor lighting must ensure that direct or indirect illumination does not exceed 3 lux at the windows of residential buildings within residential zones and the notional boundary of residential buildings in any other zone. **{PHS 1088.28}**
 - e. Light spill must not be emitted in the angles above the horizontal **{PHS 165.3}**
 - f. All outdoor lighting, except street lighting, must be shielded from or directed away from adjacent roads and site boundaries **{PHS 881.103}**
4. Activities that contravene the performance standard for light spill are non-complying activities.

24.5.4 Location

1. For office activity and commercial activities ancillary to airport activity (except vehicle rental facilities), customer access must only be available from inside terminal buildings.
2. Activities that contravene this performance standard are restricted discretionary activities. **{PO cl.16}**

24.5.5 Minimum Car Parking

1. Airport activity must provide a minimum of 971 parking spaces, including 20 mobility parking spaces.
2. Visitor accommodation must provide:
 - a. 1 parking space per 3 guest rooms, where the activity is based upon guest rooms (e.g. hotels);
 - b. 1 parking space per visitor accommodation unit, where the activity is based on units (e.g. motels); and
3. Visitor accommodation must provide mobility parking spaces as follows:

Total number of parking spaces provided		Minimum number of these that must be mobility parking spaces
i.	1 - 20	1 parking space
ii.	21 - 50	2 parking spaces
iii.	For every additional 50 parking spaces	1 additional parking space

4. Required parking spaces may be used for car, cycle or motorcycle parking, except for any required mobility parking spaces, which must be used for mobility car parking.
5. Where the minimum car parking performance standard results in the requirement for a fractional space, any fraction under one half will be disregarded and any fraction of one half or greater will be counted as one space.
6. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

Note 24.5.5A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Performance **{MF cl.16}** Standards.

24.5.6 Minimum Vehicle Loading

1. Visitor accommodation units with greater than 50 individual rooms must provide one loading space; **{Trans cl.16}** to accommodate a coach with minimum dimensions as shown in ~~Rule 6.14~~ Appendix 6B as Figure ~~6.14L~~ 6B.12 **{Trans cl.16}**.
2. Required vehicle loading must be designed and constructed to comply with Rule 6.6.2.

24.5.7 Noise

Land use activities must comply with Rule 9.3.6.

24.5.8 Service Station Standards {Was "Service Station Performance Standards" - MF cl.16}

Service stations must comply with Rule 6.7.1.

24.5.9 Number and Location of Tourism Signs

1. Tourism advertising located outside terminal buildings must not:
 - a. exceed a total maximum signage area of 200m²;
 - b. be visible from a public place outside the Dunedin International Airport Zone;
 - c. exceed 8m in height;
 - d. exceed 400mm **{PO cl.16}** in depth;
 - e. have any display face that exceeds 18m²; or
 - f. obstruct parking, loading or access areas.
2. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

Rule 24.6 Development Performance Standards

24.6.1 Boundary Setbacks

1. New buildings and structures, and additions and alterations, must be set back 20m from any boundary with a rural zone or any road.
2. Except fences, ancillary signs and all buildings and structures in section 73 IV Maungatua Survey District (CT 15D/487) are exempt from the performance standard.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

24.6.2 Boundary Treatments and Other Landscaping

1. For all parking areas, new buildings and outdoor storage areas within 5m of Miller Road, Otokia Road, Centre Road or a rural zone, a landscaping area with a minimum width of 1.5m must be provided along the full length of the road frontage (except for where vehicle access is provided).
2. Landscaping areas must:
 - a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
 - b. have an average of one tree for every 5m of frontage;
 - c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
 - d. be designed to allow surface water run-off from surrounding areas to enter;
 - e. be protected by a physical barrier that prevents cars from accidentally driving into or **{PO 360.213}** damaging plants;
 - f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum **{PO 360.213}** height of 5m within 10 years of planting;
 - g. be planted prior to occupation or completion of any relevant building(s) or upon completion of site development activities **{MF cl.16}**; and
 - h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any required **{MF cl.16}** road frontage landscaping required by this rule **{PO 360.213}**.
4. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**
4. ~~For any parking areas greater than 200m² (excluding loading areas) a minimum of 1m² of additional landscaped area must be provided for every parking space, either within or adjoining the parking area.; **{MF 724.13}**~~

24.6.3 Earthworks Standards {Confirmed to be replaced by 8A.5 - EW cl.16¹}

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

24.6.4 Fire Fighting {Confirmed to be deleted - MF cl.16}

~~New residential buildings and subdivision activities must comply with Rule 9.3.3. **{MF cl.16}**~~

¹ **MF cl.16:** The firefighting performance standard applies to residential activities. Residential activity is non-complying in this zone and so the performance standard is not relevant and has been removed under cl.16.

24.6.5 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

24.6.6 Location and Screening of Service Areas

1. Service areas must be located or screened so that they are not visible at ground level from adjacent: residential activities, residential zoned properties, or publicly accessible places within or outside the zone.
2. Service areas must not encroach into required parking, loading or manoeuvring areas.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

24.6.7 Maximum Height

1. The maximum height of new buildings and structures, and additions and alterations, must not exceed 20m above ground level.
2. Rooftop structures are exempt from the performance standard for height provided they do not exceed the maximum height limit for all other buildings and structures by more than 5m.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

24.6.8 Minimum Floor Level {Confirmed for deletion - NH 917.27, NH 947.53 and others}

~~New buildings (including residential buildings) to be used for sensitive activities in the Hazard 2 (flood) Overlay Zone must comply with Rule 11.3.3. **{NH 917.27, NH 947.53 and others}**~~

24.6.9 Number, Location and Design of Ancillary Signs

24.6.9.1 General

- a. Signs must comply with the following standards, except the following signs are exempt from these standards:
 - i. signs that are not visible from any public place outside the Dunedin International Airport Zone;
 - ii. ~~'regulatory signs' (requiring or prohibiting specified actions), 'warning signs' (informing of hazards or of other features requiring a safe response), or 'directional signs' (identifying the location of, or direction to destinations, routes, building entrances and vehicle accesses) signs; and **{CMU 271.18 and others}**~~
 - iii. building names (excluding sponsorship names).
- b. Signs located on or above the footpath must comply with Rule 6.7.2.
- c. Signs must comply with Rule 6.7.3 where visible from a road.
- d. Signs related to commercial activities, except service station activity, must not be visible from a public place outside the Dunedin International Airport Zone.
- e. Signs higher than 4m above ground level must only display the business name or major facility name.
- f. ~~Signs other than those specified in rules 24.6.9.2 and 24.6.9.3 are not allowed.~~ **{MF cl.16}**
- g. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.**{PO cl.16}**

24.6.9.2 Signs attached to buildings

- a. The height, above ground level, at the highest point of any sign, attached to a building is 8m.
- b. Signs must not be attached to roofs.
- c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
- d. Signs attached flat against a building must:
 - i. not cumulatively exceed 15% of the total wall area (excluding windows) that face the road frontage, or 8m², whichever is lesser; and
 - ii. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.
- e. If attached on the underside of a verandah or protruding from a building façade, signs must:
 - i. where attached to the façade of a building, not protrude more than 1.5m from the façade;
 - ii. have a maximum area per display face of 2m²;
 - iii. have a maximum of 2 display faces per sign;
 - iv. not exceed 1 sign per 15m of road frontage; and
 - v. not exceed 3 signs per building, for buildings with a single premise.

24.6.9.3 Freestanding signs

- a. The maximum number of freestanding signs is:
 - i. 1 per 50m of road frontage (including private airport roads) for permanently fixed freestanding signs; and
 - ii. 1 per 15m of road frontage (including private airport roads) for portable freestanding signs.
- b. Freestanding signs must not exceed:
 - i. 8m in height for permanently fixed freestanding signs;
 - ii. 4m in height for portable freestanding signs;
 - iii. an area of 16m² per display face for permanently fixed freestanding signs;
 - iv. an area of 8m² per display face for portable freestanding signs;
 - v. a width of 2m; and
 - vi. a depth of 400mm **{PO cl.16}**.
- c. Portable **{PO cl.16}** Freestanding signs must:
 - i. not obstruct driveways, parking or loading areas, parking, loading and access areas; and **{PO cl.16}**
 - ii. ~~Freestanding signs must be located within the site and cannot be located on the road reserve be positioned entirely within the site boundaries.~~ **{PO cl.16}**

Note 24.6.9A - Other relevant District Plan provisions

1. Commercial advertising is a non-complying land use activity in all zones except tourism advertising in {MF cl.16} the Dunedin International {MF cl.16} Airport Zone.
2. See Section 3 Public Amenities for the rules related to public noticeboards
3. See Section 4 Temporary Activities for the rules related to temporary signs.

¹ **MF cl.16:** Clarifies the aspect of commercial advertising that is permitted.

Note 24.6.9B - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
 - a. New Zealand NZ **{Trans 881.17}** Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs and Signs on State Highways Bylaw {Trans 881.137}*.
 - b. Dunedin City Council Commercial Use of Footpaths Policy
 - c. Dunedin City Council Roadway Bylaw
 - d. Dunedin City Council Traffic and Parking Bylaw

24.6.10 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

Rule 24.7 Subdivision Performance Standards {Confirmed for deletion - MF 724.19 and 724.34}

~~Subdivision activities must comply with performance standards for the Taieri Plains Rural Zone within Rule 17.7. {MF 724.19 and 724.34}~~

Rule 24.8 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 24.8.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 24.8.2 - 24.8.5:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 24.8.2 - 24.8.4 apply as follows: **{MF cl.16}**
 - a. Rule 24.8.2 applies to all performance standard contraventions;
 - b. Rule 24.8.3 applies to land use performance standard contraventions; and
 - c. Rule 24.8.4 applies to development performance standard contraventions. **{MF cl.16}**

24.8.2 Assessment of all performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	<i>Potential circumstances that may support a consent application include:</i> a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards or topography, or other site specific factors, make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. <i>General assessment guidance:</i> e. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

24.8.3 Assessment of land use performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Location (commercial activities ancillary to airport activity {MF cl.16})	a. Effects on the vibrancy, and economic and social success of the CBD and centres hierarchy {MF cl.16}	<i>Relevant objectives and policies:</i> i. Objective 24.2.2 ii. Commercial activities ancillary to airport activity ~~is~~ are {MF cl.16} designed, located and operated to primarily service staff and visitors to the Dunedin International Airport (Policy 24.2.2.5).
2.	Minimum car parking	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility	See Rule 6.9
3.	Minimum vehicle loading	a. Effects on the safety and efficiency of the transport network	See Rule 6.9
4.	Number and location of tourism signs	a. Effects on rural amenity and amenity at Dunedin International Airport	<i>Relevant objectives and policies:</i> i. Objective 24.2.1 ii. <u>Tourism advertising signage promoting Otago and Southland's tourism industry is enabled while ensuring {MF cl.16}</u> the size, number and location of tourism advertising signage does not significantly affect the amenity of the airport as an international gateway, and any effects on the rural amenity outside the Dunedin International Airport Zone are minor (Policy 24.2.2.6).
5.	Service station standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.9

¹ **MF cl.16:** Amendment for greater alignment with policy wording.

24.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Boundary setbacks	a. Effects on rural amenity	<i>Relevant objectives and policies:</i> i. Objective 24.2.2 ii. Buildings and structures are of a setback that reduces their visual effects <u>impact {MF cl.16}</u> on the rural environment (Policy 24.2.2.1).

24.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Boundary treatments and other landscaping	a. Effects on on-site amenity b. Effects on rural amenity	<i>Relevant objectives and policies:</i> i. Objective 24.2.2 ii. Landscaping of new buildings, parking areas, and outdoor storage areas ensures a high standard of visual amenity is maintained adjacent to public roads and the rural zones (Policy 24.2.2.2).
3.	Earthworks standards: Batter gradient {EW cl.16} ¹	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 24.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by using a batter gradient that will be stable over time (Policy 24.2.3.1.b). <i>Conditions that may be imposed include, but are not limited to:</i> iii. Maximum slopes of cut and fill batters. iv. Time limits for retaining wall installation to avoid leaving a cut slope unsupported for an extended period. v. Temporary shoring requirements to maintain stability before a wall is constructed. vi. Supervision and monitoring requirements for retaining wall construction and standard earthworks construction.
4.	Earthworks standards: Setback from property boundary, buildings, structures and cliffs {EW cl.16} ¹	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 24.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by being set back an adequate distance from property boundaries, buildings and cliffs (Policy 24.2.3.1.a).
5.	Earthworks standards: Setback from network utilities {EW cl.16} ¹	a. Effects on efficient and effective operation of network utilities b. Effects on health and safety	See Rule 5.7

24.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Earthworks standards: • Sediment control {EW cl.16} ¹	a. Effects on surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 24.2.3 ii. Earthworks and any associated retaining structures are designed and located to minimise adverse effects on surrounding sites and the wider area by managing earthworks to avoid sediment run-off, including on to any property, or into any stormwater pipes, drains, channels or soakage systems, or the coastal marine area {EW 1071.106} (Policy 24.2.3.2.b).
		b. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.4
		c. Effects on the efficiency and/or affordability of infrastructure	See Rule 9.4
7.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.4
		b. Risk from natural hazards {PO cl.16}	See Rule 11.4 {PO cl.16}
8.	Location and screening of service areas	a. Effects on on-site amenity	<i>Relevant objectives and policies:</i> i. Objective 24.2.2
		b. Effects on rural amenity	ii. Development maintains on-site and rural amenity by ensuring service areas are not visible from publicly accessible areas within or outside the zone (Policy 24.2.2.3).
9.	Maximum height	a. Effects on rural amenity	<i>Relevant objectives and policies:</i> i. Objective 24.2.2 ii. Buildings and structures are of a height that reduces their visual effect <u>impact</u> {MF cl.16²} on the rural environment (Policy 24.2.2.1).
		b. Effects on cultural values of Manawhenua	See Rule 14.3
10.	Minimum floor level (hazard overlays) {NH 917.27, NH 947.53 and others}	a. Risk from natural hazards {NH 917.27, NH 947.53 and others}	See Rule 11.4 {NH 917.27, NH 947.53 and others}

24.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
11.	Number, location and design of ancillary signs	a. Effects on rural amenity	<i>Relevant objectives and policies:</i> i. Objective 24.2.2 ii. Ancillary signs are located and designed to maintain visual amenity for airport users, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site, and not being oversized or too numerous for that purpose (Policy 24.2.2.4).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.9
12.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.9

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **MF cl.16:** To align more closely with policy wording.

24.8.X Assessment of performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item {PO cl.16}

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	In a hazard overlay zone: • Hazardous substances quantity limits and storage requirements	a. Risk from natural hazards	See Rule 11.4

24.8.5 Assessment of subdivision performance standard contraventions {MF cl.16}

Performance standard {MF cl.16}		Guidance on the assessment of resource consents {MF cl.16}
4.	Subdivision performance standards {MF cl.16}	See Rule 16.9 {MF cl.16}

Rule 24.9 Assessment of Restricted Discretionary Activities

Rule 24.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 24.9.2 - 24.9.3:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how a consent application will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 24.9.2 - 24.9.3 apply as follows: {MF cl.16}
 - a. Rule 29.9.2 applies to restricted discretionary land use activities; and
 - b. Rule 24.9.3 applies to restricted discretionary development activities. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
5. Where a restricted discretionary activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 24.8; and
 - iv. the matters of discretion in this section will be assessed as indicated.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 24.10; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 24.11; and
 - iii. the assessment guidance in this section will also be considered.

24.9.2 Assessment of restricted discretionary land use activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
A.	<u>All high trip generators:</u> {Trans cl.16} • <u>any activities that generate 250 or more vehicle movements a day</u> {Trans cl.16}	a. <u>Effects on accessibility</u> {Trans cl.16}	<u>See Rule 6.10</u> {Trans cl.16}
		b. <u>Effects on the safety and efficiency of the transport network</u> {Trans cl.16}	
1.	Service stations	a. <u>Effects on the safety and efficiency of the transport network</u>	See Rule 6.10
		b. <u>Effects on accessibility</u> {Trans cl.16}	

¹ **Trans cl.16:** Under Transportation section assessment rules (Rule 6.10.2.7a&b), ‘effects on accessibility’ and ‘effects on safety and efficiency of the transport network’ are matters of discretion for high trip generators, which include land use activities that generate 250 or more vehicle movements a day. However, the rule necessary to link to Rule 6.10.2.7 was inadvertently omitted from notified Section 24 assessment rules. The correction of this error, via the addition of Rule 24.9.2.A, does not result in a substantive change to the effect of provisions.

24.9.3 Assessment of restricted discretionary development activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	Earthworks – large scale (that exceed the scale thresholds for the Dunedin International Airport Zone) {EW cl.16'}	a. Effects on visual amenity and character b. Effects on the amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 24.2.3 ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not possible, adequately mitigated (Policy 24.2.3.3.a). iii. Adverse effects on the amenity of surrounding properties, including from changes to drainage patterns, will be avoided or, if avoidance is not possible, adequately mitigated (Policy 24.2.3.3.b). <i>Potential circumstances that may support a consent application include:</i> iv. There is no, or only minimal, alteration to the natural landform. v. Any cut or fill will be restored or treated to resemble natural landforms. vi. The earthworks will not remove or effect existing vegetation or landscaping. <i>Conditions that may be imposed include, but are not limited to:</i> vii. Measures to minimise visual effects, e.g. requirements for revegetation and/or landscaping. viii. Maximum slopes of cut and fill batters. ix. Measures to divert surface water and rain away from, or prevent from discharging over, batter faces and other areas of bare earth. x. Measures to ensure there are no adverse effects from changes to drainage patterns on surrounding properties. xi. Requirement to de-compact soils; to take other remedial action to ensure the natural absorption capacity of the soils is not reduced; or to use other mitigation measures to ensure the overall absorption of rain water on-site is not diminished.

24.9.3 Assessment of restricted discretionary development activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
		e. Effects on the stability of land, buildings, and structures	<i>Relevant objectives and policies:</i> i. Objective 24.2.3 ii. Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not possible, adequately mitigated (Policy 24.2.3.3.c). <i>Potential circumstances that may support a consent application include:</i> iii. A geotechnical report confirms the existing ground is suitably stable for the proposed works, and proposed works will not create instability risks for surrounding land, buildings, or structures (see Special Information Requirements – Rule 24.12.1). iv. Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering standards
2.	Earthworks – large scale (that exceed scale thresholds for a hazard (flood) overlay zone) {EW cl.16} ¹	a. Risk from natural hazards	See Rule 11.5

24.9.3 Assessment of restricted discretionary development activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
3.	In the hazard 2 (flood) {NH 73.4 and others} overlay zones (see Rule 24.3.6): • New buildings, and additions and alterations to buildings, which create more than 60m² of new ground floor area • <u>Natural hazards {NH cl.16} sensitive activities {NH 634.74}</u> • <u>Natural hazards {NH cl.16} potentially sensitive activities {NH 634.74}</u>	a. Risk from natural hazards	See Rule 11.5
4. {MF 724.33}	Parking areas which creates 50 or more new parking spaces {MF 724.33}	a. Effects on safety and efficiency of transport network {MF 724.33}	See Rule 6.10 {MF 724.33}
5.	Service stations {MF cl.16 ² }	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility	See Rule 6.10

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been

moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **MF cl.16:** Incorrect location and duplicate of Rule 24.9.2.1.

24.9.4 Assessment of restricted discretionary subdivision activities {MF 724.19 and 724.34}			
Activity {MF 724.19 and 724.34}		Matters of discretion {MF 724.19 and 724.34}	Guidance on the assessment of resource consents {MF 724.19 and 724.34}
1. {MF 724.19 and 724.34}	All subdivision activities {MF 724.19 and 724.34}	a. Effects on the efficient and effective operation of Dunedin International Airport {MF 724.19 and 724.34}	Relevant objectives and policies: {MF 724.19 and 724.34} i. Objective 24.2.1 {MF 724.19 and 724.34} ii. Subdivision activities do not adversely affect the efficient and effective operation of Dunedin International Airport (Policy 24.2.1.5.b): {MF 724.19 and 724.34}
		See Rule 16.9 {MF 724.19 and 724.34}	

Rule 24.10 Assessment of Discretionary Activities

Rule 24.10.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 24.10.2 - 24.10.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
 - b. potential circumstances that may support a consent application;
 - c. general assessment guidance, including any effects that will be considered as a priority; and
 - d. conditions that may be imposed.
3. Rules 24.10.2 - 24.10.4 apply as follows: {MF cl.16}
 - a. Rule 24.10.2 applies to all discretionary activities; and
 - b. Rule 24.10.4 applies to discretionary performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

24.10.2 Assessment of all discretionary activities

Activity	Guidance on the assessment of resource consents
1. All discretionary activities including {PO cl.16}: • office • all activities in the industrial activities category • activities listed below {PO cl.16}	<i>Relevant objectives and policies (priority considerations):</i> - Objective 2.3.1 - Objective 24.2.1 <u>Commercial activities ancillary to airport, office, service stations, and visitor accommodation are designed and</u> Activities that are ancillary to Dunedin International Airport activity are {MF cl.16} operated in line with Objective ~~22.4.2.2~~ 24.2.2 {MF cl.16} and its policies (Policy 24.2.1.2). - Activities that are not ancillary to Dunedin International Airport activity airport {MF cl.16}: - are related to or support the Dunedin International Airport, or have other operational requirements that mean they need to locate in the zone; - support the efficient and effective operation of Dunedin International Airport; - are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - are designed and operated in line with Objective 24.2.2 and its policies (Policy 24.2.1.3). <i>Potential circumstances that may support a consent application include:</i> - For discretionary land use activities, whether any associated development activities meet relevant development performance standards, or are otherwise consistent with relevant objectives and policies for development. - All relevant land use performance standards are met, including noise and light spill standards. <i>General assessment guidance:</i> - In assessing the significance of effects, consideration will be given to: - short to long term effects, including effects in combination with other activities; and - the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. ~~In assessing activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered.~~ {MF cl.16} <i>Relevant guidance from other sections (priority considerations):</i> <u>See Section 6.11 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network</u>

24.10.2 Assessment of all discretionary activities

Activity	Guidance on the assessment of resource consents
	<u>and its affordability to the public. {Trans cl.16³}</u> j. <u>See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety {PHS cl.16}</u> k. <u>See Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua {MW 1071.3}</u>
2. <u>Subdivision activities {MF 724.19 and 724.34}</u>	<u>Relevant objectives and policies (priority considerations): {MF 724.19 and 724.34}</u> a. <u>Objective 24.2.1. {MF 724.19 and 724.34}</u> b. <u>Subdivision activities do not adversely affect the efficient and effective operation of Dunedin International Airport (Policy 24.2.1.5) {MF 724.19 and 724.34}</u> <u>Relevant guidance from other sections (priority considerations): {MF cl.16}</u> c. <u>See Section 11.6. {MF 724.19 and 724.34} for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards. {MF cl.16³}</u>

¹ **MF cl.16:** As a clause 16 amendment this correction is made to align wording with the policy.

² **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all discretionary activities. This does not change the effect of provisions.

³ **MF cl.16:** Amendment to make consistent with Plan format.

⁴ **MF cl.16:** Rule 24.10.2.1.h unnecessary because there are no activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item

24.10.3 Assessment of discretionary land use activities {NH634.74}

Activity {NH634.74}	Guidance on the assessment of resource consents {NH634.74}
4. In the ~~hazard 2~~ overlay zones (see Rule 24.3.6): {NH634.74} - Potentially sensitive activities not permitted in Dunedin International Airport Zone {NH634.74} - Sensitive activities {NH634.74}	See Section 11.6 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards: {NH634.74}

24.10.4 Assessment of discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. - Acoustic insulation - Noise - where the limit is exceeded by up to <u>less than</u> {PHS cl.16} 5dB LAeq (15min) - Light spill - where the limit is exceeded by 25% or less {MF cl.16¹}	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

¹ **MF cl.16:** This is included in the non-complying assessment table.

Rule 24.11 Assessment of Non-complying Activities

Rule 24.11.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 24.11.2 - 24.11.4 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
 - b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 24.11.2 - 24.11.4 apply as follows: {MF cl.16}
 - a. Rule 24.11.2 applies to non-complying land use activities; and
 - b. Rule 24.11.4 applies to non-complying performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

24.11.2 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
1. All non-complying land use activities	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.3.1, Policy 2.3.1.1 b. Objective 24.2.1, Policy 24.2.1.3 <i>General assessment guidance:</i> c. In assessing the significance of effects consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. d. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. <i>Relevant guidance from other sections (priority considerations):</i> e. <u>See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16}</u> f. <u>See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety {PHS cl.16}</u> g. <u>See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua {MW 1071.3}</u>
2. <u>Commercial advertising (except tourism advertising) {MF cl.16}</u>	<i>Relevant objectives and policies (priority considerations):</i> a. <u>Objective 2.4.1</u> b. <u>Policy 2.4.1.6.c</u>

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all non-complying activities. This does not change the effect of provisions.

² **MF cl.16:** As a clause 16 amendment this content has been moved from Rule 24.11.3. This is not a substantive change to provisions.

24.11.3 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
1. Commercial advertising (except tourism advertising) {MF cl.16}	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.4.1 b. Policy 2.4.1.6.e

¹ **MF cl.16:** As a clause 16 amendment this content has been moved to Rule 24.11.2. This is not a substantive change to provisions.

24.11.4 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. Archaeological sites {MF cl.16}	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.4 and effects related to the inappropriate development and use in Dunedin's archaeological sites.
2. - Light spill – where the limit is exceeded by greater than 25% {MF cl.16} - Noise - where the limit is exceeded by 5dB LAeq (15 min) or more - Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

¹ **MF cl.16:** No archaeological sites or archaeological rule in Airport Zone.

Rule 24.12 Special Information Requirements

EW cl.16: As a clause 16 amendment, Rule 24.12.1 Geotechnical investigation report has been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

25. Edgar Centre

25.1 Introduction

The Edgar Centre is located at 116 Portsmouth Drive, Andersons Bay, and occupies a site of approximately three hectares in area. The site fronts onto the harbour, and is surrounded on the other three sides by industrially zoned land, which provides predominantly for industrial and large scale yard based **{Ind cl.16}** retail activities.

The Edgar Centre is a large indoor venue and includes a number of arenas and meeting spaces that are used for social and competitive sport, functions, meetings, expos and concerts from local, national and international artists. A large car parking area services the Centre.

The key resource management issues are that land use activities on the Edgar Centre site have the potential to generate effects, particularly traffic, which may adversely affect the operation of surrounding industrial land uses or

the safe and efficient operation of the transport network. Portsmouth Drive is classed as an 'industrial amenity route' and is managed to ensure the maintenance of views across the harbour and ensure a higher level of amenity for pedestrians and cyclists using it. The Edgar Centre Zone recognises the existing and foreseeable future uses of the site, providing certainty to the community and appropriately managing any adverse effects on the surrounding industrial zone and transport network.

25.2 Objectives and Policies

Objective 25.2.1

The Edgar Centre is able to operate efficiently and effectively.

Policy 25.2.1.1	Enable major recreation facility activity in the Edgar Centre Zone.
Policy 25.2.1.2	Provide for activities ancillary to a major recreation facility activity {MF cl.16} where they are designed and operated in line with Objective 25.2.2 and its policies.
Policy 25.2.1.3	Only allow activities that are not ancillary to a major recreation facility activity {MF cl.16} where: - they are related to or support the Edgar Centre, or have other operational requirements that mean they need to locate in the zone; - they will support the efficient and effective operation of the Edgar Centre; - they are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - they are designed and operated in line with Objective 25.2.2 and its policies.
Policy 25.2.1.4	Enable land that is surplus to the needs of the Edgar Centre to transition to the Industrial Zone, so that future development that is not related to major recreation facility activity ~~can~~ will {PO cl. 16} be managed in accordance with the objectives and policies of that zone.
Policy 25.2.1.5	Only allow subdivision activities where: - they are in accordance with the provisions of the Industrial Zone; and - the subdivision does not adversely affect the efficient and effective operation of the Edgar Centre.

Objective 25.2.2

Land use activities and development necessary for the Edgar Centre to meet the reasonably foreseeable needs of the community are enabled, while ensuring they:

1. achieve a reasonable standard of on-site amenity for facility users; and
2. maintain or enhance the amenity of surrounding areas as far as practicable.

Policy 25.2.2.1	Require buildings and structures to be of a height that: - is similar to the existing height of buildings of the surrounding Industrial Zone; and - avoids <u>or minimises, as far as practicable, {PO 308.497}</u> significant adverse effects on views from Dunedin's inner hill suburbs across the upper harbour toward the Otago Peninsula.
Policy 25.2.2.2	Only allow buildings and structures to exceed the maximum height limit where: - the height is essential to the operation of the Edgar Centre; and - all practicable measures have been taken to avoid or minimise the visual effects of the height limit exceedance.

Objective 25.2.2

Land use activities and development necessary for the Edgar Centre to meet the reasonably foreseeable needs of the community are enabled, while ensuring they:

1. achieve a reasonable standard of on-site amenity for facility users; and
2. maintain or enhance the amenity of surrounding areas as far as practicable.

Policy 25.2.2.3	Require development along Portsmouth Drive (amenity route mapped area) to provide a high level of streetscape amenity by: a. providing landscaping of a height and density adequate to maintain or enhance the amenity of the route; and b. setting back buildings an adequate distance to allow this landscaping.
Policy 25.2.2.4	Require ancillary signs visible from outside the zone to be located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.
Policy 25.2.2.5	Require ancillary commercial activities to be designed, located and operated to primarily serve staff and visitors to the Edgar Centre.

EW cl.16: As a clause 16 amendment, Objective 25.2.3 and its policies have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Rules

Rule 25.3 Activity Status

Rule 25.3.1 Rule location

The activity status tables in rules 25.3.3 to 25.3.5 in ~~Rule 25.3.2~~ **{MF cl.16}** specify the activity status of land use activities, development activities, and subdivision activities in the Edgar Centre Zone, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction **{PO cl.16}**
3. Network Utilities and Energy Generation **{NU 360.233}** (Section 5)
4. Transportation Activities **{PO cl.16}** (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities **{PO cl.16}** (Section 8)
7. Earthworks (Section 8A) **{EW cl.16}**

25.3.2 Activity status introduction

1. The activity status **{MF cl.16}** tables in rules 25.3.3 - 25.3.5 show the activity status of activities in the Edgar Centre Zone provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. The nested tables in Section 1.3 are intended to be a complete list of activities and categories of activities. For any activity that is not covered by any of the defined activities in the nested tables, the activity status will be non-complying if the activity status of "all" or "all other" activities in the most closely related category is non-complying, otherwise it will be discretionary.

Performance Standards

6. Performance standards are listed in the far right column of the activity status tables.
7. Performance standards apply to permitted, controlled, and restricted discretionary activities.
8. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity will become restricted discretionary, unless otherwise indicated by the relevant performance standard is indicated in the relevant performance standard rule. **{PO cl.16}**.
9. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Activity status <u>Meaning</u> {PO cl.16}
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

25.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Electrical interference b. Light spill c. Noise
Major facility activities		Activity status	Performance standards
2.	Major recreation facility	P	a. Minimum car parking
3.	All other activities in the major facility activities category	NC	
Community activities		Activity status	Performance standards
4.	Early childhood education ancillary to major recreation facility	D	
5.	Early childhood education not ancillary to major recreation facility	NC	
6.	All other activities in the community activities category	P	
Commercial activities		Activity status	Performance standard
7.	Commercial activities ancillary to major recreation facility	P	a. Location
8.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
9.	All activities in the residential activities category	NC	
Industrial activities		Activity status	Performance standards
10.	All activities in the industrial activities category	D	
Rural activities		Activity status	Performance standards
11.	All activities in the rural activities category	NC	

25.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities		a. Boundary treatments and other landscaping
Buildings and structures activities		Activity status	Performance standards
2.	All buildings and structures activities	P	a. Maximum height b. Number, location and design of ancillary signs c. Hazard overlay zones development standards {NH 917.27 and others, NH 360.239 and 961.1} d. Boundary setbacks
Site development activities		Activity status	Performance standards
3.	Parking, loading and access	P	a. Parking, loading and access standards
4.	New or additions to parking areas, or extensions to existing parking areas that result in the creation of {Trans cl.16} 50 or more new parking spaces.	RD	a. Parking, loading and access standards
5.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements
6.	Earthworks – <i>small scale {EW cl.16'}</i>	P	a. Earthworks standards
7.	Earthworks – <i>large scale {EW cl.16'}</i>	RD	a. Earthworks standards
8.	All other site development activities	P	

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Note 25.3.4A - General advice

- Under the Heritage New Zealand Pouhere Taonga Act 2014 it is an offence to modify or destroy an archaeological site without obtaining an archaeological authority from Heritage New Zealand (HNZ). An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand {Her 547.80}. This is the case regardless of whether the land on which the site is located is **{Her 547.80}** designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
- An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
- Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
- The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within the District. If archaeological remains are

discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.

25.3.5 Activity status table - subdivision activities

Subdivision activities	Activity status	Performance standards
1. Subdivision activities	RD	a. Subdivision performance standards

Note 25.3.5A - Other RMA considerations {PO 490.4}

- Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

25.3.6 Transition to the Industrial Zone

On receipt of written notice from both the owner and operator (if different) of the Edgar Centre to Dunedin City Council confirming that all or part of the land within the Edgar Centre Zone is surplus to requirements, the provisions of the Edgar Centre Zone will no longer apply to that parcel of land and the provisions of the Industrial Zone will apply in full.

Rule 25.4 Notification

- With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided: **{MW 1071.2}**
 - all discretionary activities that list 'effect on cultural values of Manawhenua' as a matter for discretion: and **{MW 1071.2}**
 - discretionary and non-complying activities in a **wāhi tūpuna mapped area** where the activity is identified as a threat in Appendix A4. **{MW 1071.2}**
- All other activities are subject to the normal tests for notification in accordance with sections 95A - 95G of the RMA.

Rule 25.5 Land Use Performance Standards

25.5.1 Electrical Interference

Land use activities must comply with Rule 9.3.2.

25.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

25.5.3 Location

1. For ancillary commercial activities, customer access must only be available from inside the Edgar Centre buildings.
2. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

25.5.4 Minimum Car Parking

1. Major recreation facility activity must provide a minimum of 400 parking spaces, including nine mobility parking spaces. These must be provided either within or on land close to the Edgar Centre Zone.
2. Required parking spaces may be used for car, cycle or motorcycle parking, except for any required mobility parking spaces, which must be used for mobility car parking.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

Note 25.5.4A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Performance **{MF cl.16}** Standards.

25.5.5 Noise

Land use activities must comply with Rule 9.3.6.

Rule 25.6 Development Performance Standards

25.6.1 Boundary Setbacks

1. New buildings and structures, and additions and alterations to buildings and structures must have a minimum set back from Portsmouth Drive (**amenity route mapped area**) of 10.5m.
2. Except fences and ancillary signs are exempt from this standard.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

25.6.2 Boundary Treatments and Other Landscaping

1. Along the Portsmouth Drive frontage, a landscaping area with a minimum width of 1.5m must be provided along the full length of the road frontage (except for where vehicle access is provided).
2. Landscaping areas must:
 - a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
 - b. have an average of one tree for every 5m of frontage;
 - c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
 - d. be designed to allow surface water run-off from surrounding areas to enter;
 - e. be protected by a physical barrier that prevents cars from ~~accidentally driving into or~~ **{PO 360.213}** damaging plants;
 - f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum **{PO 360.213}** height of 5m within 10 years of planting;
 - g. be planted prior to occupation ~~or completion~~ of any relevant building(s) or upon completion of site development activities **{MF cl.16}**; and
 - h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any required **{MF cl.16}** road frontage landscaping required by this rule.**{PO 360.213}**
4. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

25.6.3 Earthworks Standards {Confirmed to be replaced by 8A.5 - EW cl.16¹}

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

25.6.4 Hazard Overlay Zones Development Standards {Confirmed for deletion - NH 917.27 and others, NH 360.239 and 961.1}

25.6.4.1 Minimum floor level {NH 917.27, 947.53 and others}

New buildings (including residential buildings) to be used for natural hazards ~~{NH cl.16}~~ sensitive activities in the Hazard 3 (coastal) Overlay Zone must comply with Rule 11.3.3: **{NH 917.27, 947.53 and others}**

25.6.4.2 Relocatable buildings {NH cl.16¹}

New buildings (including residential buildings) to be used for natural hazards ~~{NH cl.16}~~ sensitive activities in the Hazard 3 (coastal) Overlay Zone must comply with Rule 11.3.4: **{NH cl.16¹}**

¹ **NH cl.16:** This has been deleted as residential activity is non-complying in this zone.

25.6.5 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

25.6.6 Maximum Height

1. The maximum height of new buildings and structures, and additions and alterations, must not exceed 18m above ground level.
2. Rooftop structures are exempt from the performance standard for maximum height, provided they do not exceed the maximum height limit for all other buildings and structures by more than 5m.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

25.6.7 Number, Location and Design of Ancillary Signs

25.6.7.1 General

- a. Signs must comply with the following standards, except the following signs are exempt from these standards:
 - i. signs that are not visible from outside the Edgar Centre Zone;
 - ii. 'regulatory signs' (requiring or prohibiting specified actions), 'warning signs' (informing of hazards or of other features requiring a safe response), or 'directional signs' (identifying the location of, or direction to destinations, routes, building entrances and vehicle accesses) signs; and **{CMU 271.18 and others}**
 - iii. building names (excluding sponsorship names).
- b. Signs related to activities ancillary to a major recreation facility must not be visible outside the Edgar Centre Zone.
- c. Signs located on or **{MF cl.16}** above the footpath must comply with Rule 6.7.2.
- d. Signs must comply with Rule 6.7.3 where visible from a road.
- e. ~~Signs other than those specified in rules 25.6.7.2 and 25.6.7.3 are not allowed.~~ **{MF cl.16}**
- f. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.**{PO cl.16}**

25.6.7.2 Signs attached to buildings

- a. The height above ground level of the highest point of any sign must not exceed 8m.
- b. Signs must not be attached to roofs.
- c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
- d. Signs must not exceed the following number and cumulative maximum area:

Location	Number of signs	Cumulative maximum area
Façade facing Portsmouth Drive	5	75m ²
Façade facing Midland Street	3	56m ²
Façade facing Teviot Street	2	26.5m ²

- e. Signs attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.
- f. Signs attached on the underside of a verandah or protruding from a building façade must:
 - i. where attached to the façade of a building, have a maximum area per display face of 2m²;
 - ii. where attached to the façade of a building, must not project more than 1.5m from the facade to which it is attached;
 - iii. have a maximum of two display faces per sign; and
 - iv. not exceed one sign per 15m of building façade .

25.6.7.3 Freestanding signs

- a. The maximum number of freestanding signs within the zone is two.
- b. The maximum dimensions of freestanding signs are:
 - i. maximum height of 4m;
 - ii. maximum area of 8m² per display face;
 - iii. maximum width of 2m; and
 - iv. maximum depth of 400mm **{PO cl.16}**.
- c. Freestanding signs must:
 - i. not obstruct ~~driveways, parking or loading areas~~ parking, loading and access areas; and **{PO cl.16}**
 - ii. ~~Freestanding signs must be located within the site and cannot be located on the road reserve~~ be positioned entirely within the site boundaries. **{PO cl.16}**

Note 25.6A - Other relevant District Plan provisions {PO cl.16¹}

1. Commercial advertising is a non-complying land use activity in all zones except the Airport Zone. {PO cl.16}
 2. See Section 3 Public Amenities for the rules related to public noticeboards. {PO cl.16}
 3. See Section 4 Temporary Activities for the rules related to temporary signs. {PO cl.16}
- ¹ PO cl.16: Deleted as definition of "Signs" amended to clarify how different signs are managed in the Plan.

Note 25.6.7B - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
 - a. New Zealand NZ {Trans 881.17} Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs and Signs on State Highways Bylaw* {Trans 881.137}.
 - b. Dunedin City Council Commercial Use of Footpaths Policy.
 - c. Dunedin City Council Roadway Bylaw.
 - d. Dunedin City Council Traffic and Parking Bylaw.

25.6.8 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

25.6.X Setback from Coast and Water Bodies {Confirmed for addition - MW 1071.16}

New buildings and structures, additions and alterations must comply with Rule 10.3.3. {MW 1071.16}

Rule 25.7 Subdivision Performance Standards

Subdivision activities must comply with Rule 19.7.

Rule 25.8 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 25.8.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 25.8.2 - 25.8.5:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 25.8.2 - 25.8.5 apply as follows: {MF cl.16}
 - a. Rule 25.8.2 applies to all performance standard contraventions;
 - b. Rule 25.8.3 applies to land use performance standard contraventions;
 - c. Rule 25.8.4 applies to development performance standard contraventions; and
 - d. Rule 25.8.5 applies to subdivision performance standard contraventions. {MF cl.16}

25.8.2 Assessment of all performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	<i>Potential circumstances that may support a consent application include:</i> a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards or site specific factors make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. <i>General assessment guidance:</i> e. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Electrical interference	a. Effects on health and safety	See Rule 9.4
2.	Location	a. Effects on the vibrancy, and economic and social success of the CBD and centres hierarchy {MF cl.16}	<i>Relevant objectives and policies:</i> i. Objective 25.2.2 ii. Ancillary commercial activities are designed, located and operated to primarily serve staff and visitors to the Edgar Centre (Policy 25.2.2.5).
3.	Minimum car parking	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network	See Rule 6.9

Performance standard	Matters of discretion	Guidance in the assessment of resource consents
1. Boundary setbacks {MF cl.16}	a. Effect on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 25.2.2 ii. Buildings along Portsmouth Drive are set back an adequate distance to allow landscaping to provide a high level of streetscape amenity (Policy 25.2.2.3.b) <u>Development along Portsmouth Drive (amenity route mapped area) provides a high level of streetscape amenity by setting back buildings an adequate distance to allow landscaping (Policy 25.2.2.3.b) {MF cl.16}.</u>
2. Boundary treatments and other landscaping	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 25.2.2 ii. <u>Development along Portsmouth Drive (amenity route mapped area) provides a high level of streetscape amenity by providing {MF cl.16} landscaping is provided at of {MF cl.16} a height and density adequate {MF cl.16} to maintain or enhance the amenity of Portsmouth Drive (Policy 25.2.2.3.a).</u> <i>Potential circumstances that may support a consent application include:</i> iii. The site is laid out in an alternative manner to achieve better outcomes for streetscape amenity.

25.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance in the assessment of resource consents
3.	Earthworks standards: Batter gradient {EW cl.16'}	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 25.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by using a batter gradient that will be stable over time (Policy 25.2.3.1.b). <i>Conditions that may be imposed include, but are not limited to:</i> iii. Maximum slopes of cut and fill batters. iv. Time limits for retaining wall installation to avoid leaving a cut slope unsupported for an extended period. v. Temporary shoring requirements to maintain stability before a wall is constructed. vi. Supervision and monitoring requirements for retaining wall construction and standard earthworks construction.
4.	Earthworks standards: Setback from property boundary, buildings, structures and cliffs {EW cl.16'}	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 25.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by being set back an adequate distance from property boundaries, buildings and cliffs (Policy 25.2.3.1.a).
5.	Earthworks standards: Setback from network utilities {EW cl.16'}	a. Effects on efficient and effective operation of network utilities b. Effects on health and safety	See Rule 5.7

25.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance in the assessment of resource consents
6.	Earthworks standards: • Sediment control {EW cl.16}	a. Effects on surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 25.2.3 ii. Earthworks and any associated retaining structures are designed and located to minimise adverse effects on surrounding sites and the wider area by managing earthworks to avoid sediment run-off, including on to any property, or into any stormwater pipes, drains, channels or soakage systems, or the coastal marine area {EW 1071.106} (Policy 25.2.3.2.b).
		b. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.4
		c. Effects on the efficiency and/or affordability of infrastructure	See Rule 9.4
7.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.4
		b. Risk from natural hazards {PO cl.16}	See Rule 11.4 {PO cl.16}
8.	Maximum Height	a. Effects on heightscape of the industrial zones	<i>Relevant objectives and policies:</i> i. Objective 25.2.2 ii. Buildings and structures are a similar height to existing buildings within the <u>surrounding</u> {MF cl.16} Industrial Zone (Policy 25.2.2.1.a). iii. Buildings and structures only exceed the maximum height limit where: 1. the height is essential to the operation of the Edgar Centre; and 2. all practicable measures have been taken to avoid or minimise the visual effects of the height limit exceedance (Policy 25.2.2.2).
		b. Effects on important view shafts	<i>Relevant objectives and policies:</i> i. Objective 25.2.2 ii. Buildings and structures are a height that avoids or minimises, as far as practicable, {PO 308.497} significant adverse effects on views from the central city and {MF cl.16} Dunedin's inner hill suburbs across the upper harbour toward the Otago Peninsula (Policy 25.2.2.1.b).

25.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance in the assessment of resource consents
9.	Hazard-overlay zones development standards: - Relocatable buildings {NH cl.16} - Minimum floor level {NH 917.27 and others}	a. Risk from natural hazards	See Rule 11.4
10.	Number, location and design of ancillary signs	a. Effects on streetscape amenity b. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 25.2.2 ii. Ancillary signs visible from outside the zone are located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose (Policy 25.2.2.4). See Rule 6.9
11.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.9
X.	Setback from coast and water bodies { MW 1071.16 }	a. In a wāhi tupuna mapped area , effects on cultural values of Manawhenua { MW 1071.16 }	See Rule 14.3 { MW 1071.16 }

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **MF cl.16:** As a clause 16 amendment this wording has been corrected to align with policy wording.

³ **MF cl.16:** As a clause 16 amendment this wording has been corrected to align with policy wording.

⁴ **NH cl.16:** This has been deleted as residential activity is non-complying in this zone.

25.8.5 Assessment of subdivision performance standard contraventions

Performance standard		Guidance on the assessment of resource consents
1.	Subdivision performance standards	See Rule 19.9

Rule 25.9 Assessment of Restricted Discretionary Activities

Rule 25.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 25.9.2 - 25.9.3 list:
 - a. the matters Council will restrict its discretion to; and
 - b. provide guidance on how a consent application will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 25.9.2 - 25.9.3 apply as follows: **{MF cl.16}**
 - a. Rule 25.9.2 applies to restricted discretionary development activities; and
 - b. Rule 25.9.3 applies to restricted discretionary subdivision activities. **{MF cl.16}**
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
5. Where a restricted discretionary activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 25.8; and
 - iv. the matters of discretion in this section will be assessed as indicated.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 25.10; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 25.11; and
 - iii. the assessment guidance in this section will also be considered.

25.9.2 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. Earthworks – large scale (that exceed the scale thresholds for the Edgar Centre Zone) {EW cl.16} 1	a. Effects on visual amenity and character b. Effects on the amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 25.2.3 ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not possible, adequately mitigated (Policy 25.2.3.3.a). iii. Adverse effects on the amenity of surrounding properties, including from changes to drainage patterns, will be avoided or, if avoidance is not possible, adequately mitigated (Policy 25.2.3.3.b). <i>Potential circumstances that may support a consent application include:</i> iv. There is no, or only minimal, alteration to the natural landform. v. Any cut or fill will be restored or treated to resemble natural landforms. vi. The earthworks will not remove or effect existing vegetation or landscaping. <i>Conditions that may be imposed include, but are not limited to:</i> vii. Measures to minimise visual effects, e.g. requirements for revegetation and/or landscaping. viii. Maximum slopes of cut and fill batters. ix. Measures to divert surface water and rain away from, or prevent from discharging over, batter faces and other areas of bare earth. x. Measures to ensure there are no adverse effects from changes to drainage patterns on surrounding properties. xi. Requirement to de-compact soils; to take other remedial action to ensure the natural absorption capacity of the soils is not reduced; or to use other mitigation measures to ensure the overall absorption of rain water on-site is not diminished.

25.9.2 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
	c. Effects on the stability of land, buildings, and structures	<i>Relevant objectives and policies:</i> i. Objective 25.2.3 ii. Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not possible, adequately mitigated (Policy 25.2.3.3.c). <i>Potential circumstances that may support a consent application include:</i> iii. A geotechnical report confirms the existing ground is suitably stable for the proposed works, and proposed works will not create instability risks for surrounding land, buildings, or structures (see Special Information Requirements – Rule 25.12.1). iv. Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering standards
2. <u>High trip generators:</u> {Trans cl.16²} • New or additions to parking areas ; or extensions to existing parking areas that result in the creation of 50 or more new parking spaces {Trans cl.16}	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility {Trans cl.16}	See Rule 6.10

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **Trans cl.16:** A reference to 'high trip generators' has been added here, to clarify that this activity is assessed as a high trip generator under Transportation section rules. This does not result in a substantive change to the effect of provisions.



25.9.3 Assessment of restricted discretionary subdivision activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All subdivision activities	a. Effects on the efficient and effective operation of the Edgar Centre	<i>Relevant objectives and policies:</i> i. Objectives 25.2.1, 6.2.3 ii. Subdivision activities do not adversely affect the efficient and effective operation of the Edgar Centre (Policy 25.2.1.5.b).
		See Rule 19.10	

Rule 25.10 Assessment of Discretionary Activities

Rule 25.10.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 25.10.2 - 25.10.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
 - b. potential circumstances that may support a consent application;
 - c. general assessment guidance, including any effects that will be considered as a priority; and
 - d. conditions that may be imposed.
3. Rule 25.10.2 - 25.10.3 apply as follows: {MF cl.16}
 - a. Rule 25.10.2 applies to all discretionary activities; and
 - b. Rule 25.10.3 applies to discretionary performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

25.10.2 Assessment of all discretionary activities

Activity	Guidance on the assessment of resource consents
1. All discretionary <u>land use</u> activities including listed below: {PO cl.16} - early childhood education ancillary to major recreation facility - all activities in the industrial activities category - activities listed below {PO cl.16}	Relevant objectives and policies (priority considerations): - Objectives 2.3.1, 2.3.3 - Objective 25.2.1 - Activities that are ancillary to a major recreation facility activity {MF cl.16} are designed and operated in line with Objective 25.2.2 and its policies (Policy 25.2.1.2). - Activities that are not ancillary to a major recreation facility activity {MF cl.16}: - are related to or support the Edgar Centre, or have other operational requirements that mean they need to locate in the zone; - support the efficient and effective operation of Edgar Centre; - are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - are designed and operated in line with Objective 25.2.2 and its policies (Policy 25.2.1.3). Potential circumstances that may support a consent application include: - For discretionary land use activities, whether any associated development activities meet relevant development performance standards, or are otherwise consistent with relevant objectives and policies for development. - All relevant land use performance standards are met, including noise and light spill standards. General assessment guidance: - In assessing the significance of effects, consideration will be given to: - short to long term effects, including effects in combination with other activities; and - the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. - In assessing activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. {MF cl.16} Relevant guidance from other sections (priority considerations): - See Section 6.11 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16} - See Section 9.6 for guidance on the assessment of resource consents

25.10.2 Assessment of all discretionary activities

Activity	Guidance on the assessment of resource consents
	<u>in relation to Objective 9.2.2 and effects on health and safety {PHS cl.16}</u> k. <u>See Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua {MW 1071.3}</u>

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all discretionary activities. This does not change the effect of provisions.

² **MF cl.16:** Rule 25.10.2.1.h unnecessary because there are no activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item

25.10.3 Assessment of discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. • Noise - where the limit is exceeded by ~~up to~~ <u>less than</u> {PHS cl.16} 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 25.11 Assessment of Non-complying Activities

Rule 25.11.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 25.11.2 and 25.11.3 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
 - b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 25.11.2 and 25.11.3 apply as follows: {MF cl.16}
 - a. Rule 25.11.2 applies to non-complying activities; and
 - b. Rule 25.11.3 applies to non-complying performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

25.11.2 Assessment of non-complying activities

Activity	Guidance on the assessment of resource consents
1. All non-complying activities	Relevant objectives and policies (priority considerations): a. Objective 2.3.3, Policy 2.3.3.2 b. Objective 25.2.1 c. Activities not ancillary to Edgar Centre activity <u>a major recreation facility {MF cl.16}</u>: i. are related to or support Edgar Centre, or have other operation requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Edgar Centre; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 25.2.2 and its policies (Policy 25.2.1.3). General assessment guidance: d. In assessing the significance of effects consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. e. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. Relevant guidance from other sections (priority considerations): f. See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16} g. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety {PHS cl.16} h. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua {MW 1071.3}
2. Commercial advertising in all zones {PO cl.16}	Relevant objectives and policies (priority considerations): a. Objective 2.4.1 b. Policy 2.4.1.6.c

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all non-complying activities. This does not change the effect of provisions.

25.11.3 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. - Light spill - where the limit is exceeded by greater than 25% - Noise - where the limit is exceeded by 5dB LAeq (15 min) or more - Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 25.12 Special Information Requirements {Confirmed to be deleted - EW cl.16}

EW cl.16: As a clause 16 amendment, Rule 25.12.1 Geotechnical investigation report has been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

26. Invermay and Hercus

26.1 Introduction

Invermay Research Centre (Invermay) is owned by AgResearch Limited and is located near the eastern outskirts of Mosgiel. The main Invermay site is accessed from Puddle Alley and consists of a 23 hectare research hub. There is an adjacent research farm (approximately 495 hectares) and a second research farm (approximately 50 hectares) a short distance to the north of the main Invermay site, straddling Silverstream Valley Road. These farms are zoned rural, but additional research related activities are provided for within these areas.

The Invermay site is tenanted by a range of commercial organisations, which also have a rural research focus. They include an agricultural training provider, veterinary diagnostic services, food origin testing, food safety testing and veterinary services. The site is also used for veterinary nurse training by Otago Polytechnic. The site therefore acts as a hub for organisations with a similar rural focus.

The Hercus Taieri Resource Unit (Hercus), at 270 Factory Road, is a biomedical research and support facility. The site contains a scheduled heritage building 'Taieri House', which provides staff accommodation, and several outbuildings.

The Invermay and Hercus research and education facilities are of sufficient scale and importance to the rural economy to warrant special consideration in the District Plan as a major facility, to provide for their continued use, intensification and expansion. The buildings and types of activities undertaken at Invermay and Hercus are different to farming activities in scale to those {PO cl.16} generally undertaken in the rural zones. There is opportunity to establish other research and education-related organisations and facilities on the site, which in turn will have economic benefits to Dunedin and surrounding areas. Accordingly, the Invermay and Hercus Zone provisions have been designed to facilitate ongoing research and education, and ancillary activities that complement this function.

26.2 Objectives and Policies

Objective 26.2.1

Invermay and Hercus research facilities are able to operate and develop efficiently and effectively.

Policy 26.2.1.1	Enable Invermay/Hercus activity.
Policy 26.2.1.2	Provide for retail and conference, meeting and function <u>activity</u> {PO cl.16} that is ancillary to Invermay/Hercus activity or rural <u>activity</u> activities {PO cl.16} where they are designed and operated in line with Objective 26.2.2 and its policies.
Policy 26.2.1.3	Only allow activities that are not ancillary to Invermay/Hercus activity where: - they are related to or necessary to support the Invermay Research Centre and Hercus Taieri Resource Unit, or have other operational requirements that mean they need to locate in the zone; - they will support the efficient and effective operation of Invermay Research Centre and Hercus Taieri Resource Unit; - they are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - they are designed and operated in line with Objective 26.2.2 and its policies.
Policy 26.2.1.4	Enable land that is surplus to the needs of the Invermay Research Centre and Hercus Taieri Resource Unit to transition to the default zone listed in Appendix A9, so that future development that is not related to Invermay/Hercus activity ~~can~~ <u>will</u> {PO cl.16} be managed in accordance with the objectives and policies of that zone.
Policy 26.2.1.5	Only allow subdivision activities where: - they are in accordance with the provisions of the default zone listed in Appendix A9; and - the subdivision does not adversely affect the efficient and effective operation of the Invermay Research Centre and Hercus Taieri Resource Unit.

Objective 26.2.2

Land use activities and development necessary for the continued operation of the Invermay Research Centre and Hercus Taieri Resource Unit is enabled, while ensuring development maintains the amenity of adjacent rural areas as far as practicable.

Policy 26.2.2.1	Require buildings that house animals to be set back from site boundaries so that any adverse effects on sensitive activities on adjoining sites, such as residential activities are avoided or, if avoidance is not possible <u>practicable</u> {PO 908.3 and others} , are no more than minor.
Policy 26.2.2.2	Require buildings and structures to be of a height and setback from boundaries to minimise adverse effects on rural amenity.
Policy 26.2.2.3	Require landscaping of parking areas to ensure a high standard of visual amenity is maintained from adjoining public roads.
Policy 26.2.2.4	Require ancillary signs visible from outside the zone to be located and designed to maintain rural amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.

Objective 26.2.2

Land use activities and development necessary for the continued operation of the Invermay Research Centre and Hercus Taieri Resource Unit is enabled, while ensuring development maintains the amenity of adjacent rural areas as far as practicable.

Policy 26.2.2.5	~~Require ancillary commercial activities to be designed, located and operated to primarily serve staff and visitors to the Invermay Research Centre and Hercus Taieri Resource Unit. {MF cl.16}~~

¹ **MF cl.16:** Policy not required as no performance standards to support it.

EW cl.16: As a clause 16 amendment, Objective 26.2.3 and its policies have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Rules

Rule 26.3 Activity Status

Rule 26.3.1 Rule location

The activity status tables in rules 26.3.3 to 26.3.5 specify the activity status of land use activities, development activities, and subdivision activities in the Invermay and Hercus Zone and relevant overlay zones **{MF cl.16}**, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction **{PO cl.16}**
3. Network Utilities and Energy Generation **{NU 360.233}** (Section 5)
4. Transportation Activities **{PO cl.16}** (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities **{PO cl.16}** (Section 8)
7. Earthworks (Section 8A) **{EW cl.16}**

Rule 26.3.2 Activity status introduction

1. The activity status **{MF cl.16}** tables in rules 26.3.3 - 26.3.5 show the activity status of activities in the Invermay and Hercus Zone, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. The nested tables in Section 1.3 are intended to be a complete list of activities and categories of activities. For any activity that is not covered by any of the defined activities in the nested tables, the activity status will be non-complying if the activity status of "all" or "all other" activities in the most closely related category is non-complying, otherwise it will be discretionary.

Performance Standards

6. Performance standards are listed in the far right column of the activity status tables.
7. Performance standards apply to permitted, controlled, and restricted discretionary activities.
8. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity ~~will become restricted discretionary, unless otherwise indicated by the relevant performance standard~~ is indicated in the relevant performance standard rule. **{PO cl.16}**.
9. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Activity status <u>Meaning</u> {PO cl.16}
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
Haz3	Hazard 3 Overlay Zones

26.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Electrical interference b. Light spill c. Noise
Major facility activities		Activity status	Performance standards
2.	Invermay/Hercus activity	P	
3.	All other activities in the major facility activities category	NC	
Community activities		Activity status	Performance standards
4.	Community and leisure	P	
5.	Conservation	P	
6.	All other activities in the community activities category	D	
Commercial activities		Activity status	Performance standards
7.	Retail ancillary to Invermay/Hercus activity	P	
8.	Conference, meeting and function ancillary to Invermay/Hercus activity	P	
9.	Veterinary services	P	
10.	Training and education	P	
11.	All other office activities activity {PO cl.16}	D	
12.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
13.	All activities in the residential activities category	NC	
Industrial activities		Activity status	Performance standards

14.	All activities in the industrial activities category	D	
Rural activities		Activity status	Performance standards
15.	Farming	P	
16.	Grazing	P	
17.	Forestry	P	a. Forestry and tree-planting shelterbelts and small woodlots {RU cl.16} setbacks
18.	Landfills	NC	
19.	All other activities in the rural activities category	D	

26.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities		a. Setback from coast and water bodies {NatEnv cl.16} b. Setback from scheduled tree
2.	Performance standards that apply to all buildings and structures activities		a. Minimum floor level {NH 917.27, 947.53 and others} b. Boundary setbacks c. Maximum height d. Number, location and design of ancillary signs e. Setback from coast and water bodies {NatEnv cl.16}
Building and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See rows 4-8)		Activity status	Performance standards
3.	All buildings and structures activities	P	
Building and structures activities that affect a protected part of a scheduled heritage building or scheduled heritage structure		Activity status	Performance standards
4.	Repairs and maintenance or restoration {Her 547.91}	P	a. Materials and design
X.	Restoration of a building or structure that has a Heritage New Zealand Category 1 listing as detailed in Appendix A1.1 {Her 547.91}	P C {Her 547.91}	a. Materials and design
Y.	Restoration of all other scheduled heritage buildings and structures {Her 547.91}	P	a. Materials and design
5.	Earthquake strengthening where external features only are protected	C	a. Materials and design

Z.	<u>Signs attached to buildings or structures {Her cl. 16}</u>	P	
6.	All other additions and alterations	RD	
7.	Demolition	NC	
8.	Removal for relocation	RD	
Site development activities		Activity status	Performance standards
9.	Parking, loading and access	P	a. Boundary treatments and other landscaping b. Parking, loading and access standards
10.	New or additions to parking areas, or extensions to existing parking areas that result in the creation of {Trans cl.16} 50 or more new parking spaces.	RD	a. Boundary treatments and other landscaping b. Parking, loading and access standards
11.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements b. <u>Setback from coast and water bodies {NatEnv cl.16}</u>
12.	Outdoor storage	P	
13.	Earthworks – ~~small scale {EW cl.16}~~	P	a. ~~Earthworks standards~~
14.	Earthworks – ~~large scale {EW cl.16}~~	RD	a. ~~Earthworks standards~~
15.	All other site development activities	P	

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **Her cl.16:** Rule restructured as a result of change to definition of additions and alterations and new definition of signs attached to buildings and structures. No substantive change to provisions.

Note 26.3.4A - General advice

- Under the Heritage New Zealand Pouhere Taonga Act 2014 it is an offence to modify or destroy an archaeological site without obtaining an archaeological authority from Heritage New Zealand (HNZ). An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand {Her 547.80}. This is the case regardless of whether the land on which the site is located is **{Her 547.80}** designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
- An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
- Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.

4. The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within the District. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.
5. ~~All buildings and structures activities associated with existing major facilities are advised to undertake an assessment of risk from natural hazards and implement any recommended risk mitigation measures.~~ **{MF cl.16}**

¹ **MF cl.16:** As a clause 16 amendment, this note is not necessary as the sections contain natural hazard performance standards.

26.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	RD	a. Subdivision performance standards

¹See Appendix A9 for a list of default zones

Note 26.3.5A - Other RMA considerations {PO 490.4}

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

26.3.6 Transition to default zone

On receipt of written notice from both the owner and operator (if different) of the Invermay Research Centre to Dunedin City Council confirming that all or part of the land contained within land parcel Lot 4 DP 23060 is no longer required for Invermay Research Centre requirements, the provisions of the Invermay and Hercus Zone will no longer apply to that piece of land and the provisions of the Industrial Zone will apply in full.

On receipt of written notice from both the owner and operator (if different) of the Hercus Taieri Resource Unit, to Dunedin City Council confirming that land parcel Lot 1 DP 6164 is no longer required for Hercus Taieri Resource Unit requirements, the provisions of the Invermay and Hercus Zone will no longer apply to that parcel of land and the provisions of the Taieri Plain Rural Zone will apply in full.

Rule 26.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or section 95B of the Act RMA, **{MF cl.16}** unless Council considers special circumstances exist in relation to the application that require public notification:
 1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand; and
 2. contravention of the materials and design **{Her cl.16}** performance standard (Rule 13.3.2) 'Materials and design' **{Her cl.16}** where the building or structure is not listed by Heritage New Zealand.
2. With respect to resource consent applications, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided for the following:
 1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand; and
 2. contraventions of the materials and design **{Her cl.16}** performance standard (Rule 13.3.2) 'Materials and design' **{Her cl.16}** where the building or structure is not listed by Heritage New Zealand.
3. Applications for resource consent for the following activities will be publicly notified in accordance with section 95A(2) of the RMA: **{Her 308.362}**
 1. demolition of a protected part of a scheduled heritage building or scheduled heritage structure: **{Her 308.362}**
4. In accordance with section 95B of the RMA, where an application is not publicly notified, Council will give limited notification to all affected persons: **{PO cl.16}**
5. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided: **{MW 1071.2}**
 1. all restricted discretionary activities that list 'effect on cultural values of Manawhenua' as a matter for discretion; and **{MW 1071.2}**
 2. discretionary and non-complying activities in a wāhi tūpuna mapped area where the activity is identified as a threat in Appendix A4. **{MW 1071.2}**
6. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

¹ **PO cl.16:** Clause removed as superfluous.

Rule 26.5 Land Use Performance Standards

26.5.1 Electrical Interference

Land use activities must comply with Rule 9.3.2.

26.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

26.5.3 Noise

Land use activities must comply with Rule 9.3.6.

Rule 26.6 Development Performance Standards

26.6.1 Boundary Treatments and Other Landscaping

1. Where a parking area is built within 5m of a road frontage, a landscaping area with a minimum 1.5m width must be provided along the full length of the road frontage (except for where vehicle access is provided), with an average of one tree for every 5m of frontage **{MF cl.16}**.
2. Landscaping areas must:
 - a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
 - b. have an average of one tree for every 5m of frontage;
 - c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
 - d. be designed to allow surface water run-off from surrounding areas to enter;
 - e. be protected by a physical barrier that prevents cars from ~~accidentally driving into or~~ **{PO 360.213}** damaging plants;
 - f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum **{PO 360.213}** height of 5m within 10 years of planting;
 - g. be planted prior to occupation ~~or completion~~ of any relevant building(s) or upon completion of site development activities **{MF cl.16}**; and
 - h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any required **{MF cl.16}** road frontage landscaping required by this rule **{PO 360.213}**.
4. Activities that contravene this performance standard are restricted discretionary activities. **{PO cl.16}**

26.6.2 Earthworks Standards **{Confirmed to be replaced by 8A.5 - EW cl.16¹}**

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

26.6.3 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

26.6.4 Materials and Design

~~All~~ Repairs **{Her cl.16}** and maintenance, restoration and earthquake strengthening must comply with Rule 13.3.2.

26.6.5 Maximum Height

1. The maximum height of new buildings and structures, and additions and alterations, must not exceed 20m above ground level.
2. Rooftop structures are exempt from the performance standard for height provided they do not exceed the maximum height limit for all other buildings and structures by more 5m.
3. Activities that contravene this performance standard are restricted discretionary activities. **{PO cl.16}**

26.6.6 Minimum Floor Level {Confirmed for deletion - NH 917.27, 947.53 and others}

New buildings (including residential buildings) to be used for sensitive activities in the Hazard 3 (flood) Overlay Zone must comply with Rule 11.3.3: **{NH 917.27, 947.53 and others}**

26.6.7 Number, Location and Design of Ancillary Signs

26.6.7.1 General

- a. Signs must comply with the following standards, except the following signs are exempt from these standards:
 - i. signs that are not visible from outside the Invermay and Hercus Zone;
 - ii. 'regulatory signs' (requiring or prohibiting specified actions), 'warning signs' (informing of hazards or of other features requiring a safe response), or 'directional signs' (identifying the location of, or direction to destinations, routes, building entrances and vehicle accesses) signs; and **{CMU 271.18 and others}**
 - iii. building names (excluding sponsorship names).
- b. Signs must comply with Rule 6.7.3 where visible from a road.
- c. Signs must not be illuminated or digital.
- d. Signs related to ancillary retail and ancillary conference, meeting and function activities activity **{PO cl.16}**, and other commercial activities provided for, must not be visible outside the Invermay and Hercus Zone.
- e. Signs other than those specified in rules 26.6.7.2 and 26.6.7.3 are not allowed: **{MF cl.16}**
- f. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities. **{PO cl.16}**

26.6.7.2 Signs attached to buildings

- a. The height, above ground level, at the highest point of any sign, attached to a building is 4m.
- b. Signs must not be attached to roofs.
- c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
- d. Signs attached to a building must:
 - i. not exceed one sign per 30m of road frontage;
 - ii. have a maximum area per display face of 2m²;
 - iii. have a maximum of two display faces per sign;
 - iv. where attached to the façade of a building, must not project more than 1m from the façade to which it is attached; and
 - v. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

26.6.7.3 Freestanding signs

- a. The maximum number of permanently fixed freestanding signs is one per 50m of frontage.
- b. The maximum number of portable freestanding signs is one per 50m of frontage.
- c. The maximum dimensions of freestanding signs are:
 - i. maximum height of 4m;

- ii. maximum area of 8m²;
 - iii. maximum width of 2m; and
 - iv. maximum depth of 400mm **{PO cl.16}**.
- d. Freestanding signs must:
- i. ~~not obstruct driveways, parking or loading areas parking, loading and access areas; and~~ **{PO cl.16}**
 - ii. ~~Freestanding signs must be located within the site and cannot be located on the road reserve be positioned entirely within the site boundaries.~~ **{PO cl.16}**

Note 26.6A – Other relevant District Plan Provision **{PO cl.16¹}**

- 1. ~~Commercial advertising is a non-complying land use activity in all zones except the Airport Zone.~~ **{PO cl.16}**
- 2. ~~See Section 3 Public Amenities for the rules related to public noticeboards.~~ **{PO cl.16}**
- 3. ~~See Section 4 Temporary Activities for the rules related to temporary signs.~~ **{PO cl.16}**

¹ **PO cl.16:** Deleted as definition of "Signs" amended to clarify how different signs are managed in the Plan.

Note 26.6.7B - Other requirements outside of the District Plan

- 1. For additional restrictions that may apply to signs, see also:
 - a. ~~New Zealand NZ~~ **{Trans 881.17}** Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs and Signs on State Highways Bylaw* **{Trans 881.137}**.
 - b. Dunedin City Council Commercial Use of Footpaths Policy
 - c. Dunedin City Council Roadway Bylaw
 - d. Dunedin City Council Traffic and Parking Bylaw

26.6.8 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

26.6.9 Setbacks

26.6.9.1 Boundary setbacks

- a. All new buildings and structures, and additions and alterations, must be set back from boundaries as follows:

Activity	i. Setback from road zone	ii. Setback from other zone boundaries
i. Residential buildings	20m	40m
ii. Buildings not housing animals	20m	6m
iii. Buildings housing animals	20m	12m

- iv. Except fences and ancillary signs are exempt from the performance standard.
- b. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

26.6.9.2 Setback from scheduled tree

All new buildings and structures, additions and alterations, ~~earthworks~~, **{EW cl.16}**¹ and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

¹ **EW cl.16:** As a clause 16 amendment, reference to earthworks in the setback from scheduled tree standards in all management and major facility zones have been moved to setback standards in the new citywide section (Rule 8A.5.11). Any amendments to provisions as a result of submissions are shown there.

26.6.9.3 Setback from coast and water bodies

All new buildings and structures, additions and alterations, ~~earthworks – large scale~~, **{EW cl.16}**¹ and storage and use of hazardous substances must comply with Rule 10.3.3.

¹ **EW cl.16:** As a clause 16 amendment, reference to earthworks in the setback from coast and water bodies standards in all management and major facility zones have been moved to setback standards in the new city-wide section (Rule 8A.5.10). Any amendments to provisions as a result of submissions are shown there.

26.6.9.4 Forestry and ~~tree planting shelterbelts and small woodlots~~ **{RU cl.16}** setbacks

Forestry and ~~tree planting shelterbelts and small woodlots~~ **{RU cl.16}** must comply with Rule 16.6.11.2.

Rule 26.7 Subdivision Performance Standards

- For subdivision of land contained within land parcel Lot 4 DP 23060 (Invermay Research Centre) **{MF cl.16}**, subdivision activities must comply with Rule 19.7.
- For subdivision of land contained within land parcel Lot 1 DP 6164 (Hercus Taieri Resource Centre) **{MF cl.16}**, subdivision activities must comply with performance standards for the Taieri Plain Rural Zone within Rule 16.7.

Rule 26.8 Assessment of Controlled Activities

Rule 26.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 26.8.2:
 - a. lists the matters over which Council has reserved its control; and
 - b. provides guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
 - ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 26.9; and
 - iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 26.11; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 26.12; and
 - iii. the assessment guidance in this section will also be considered.

26.8.2 Assessment of all controlled activities

Development activity	Matters of control	Guidance on the assessment of the resource consents
1. <u>Affecting a scheduled heritage building or a scheduled heritage structure: {Her cl.16}</u> • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • <u>Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1) {Her 547.91}</u>	a. Effects on heritage values	See Rule 13.4

Rule 26.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 26.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 26.9.2 - 26.9.5:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 26.9.2 - 26.9.5 apply as follows: {MF cl.16}
 - a. Rule 26.9.2 applies to all performance standard contraventions;
 - b. Rule 26.9.3 applies to land use performance standard contraventions;
 - c. Rule 26.9.4 applies to development performance standard contraventions; and
 - d. Rule 26.9.5 applies to subdivision performance standard contraventions. {MF cl.16}

26.9.2 Assessment of all performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	<i>Potential circumstances that may support a consent application include:</i> a. The degree of non-compliance with the performance standard is minor b. The need to meet other performance standards or topography, or other site specific factors, make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. <i>General assessment guidance:</i> e. Where more than one standard is contravened, the combined effects of the contraventions should be considered. f. In balancing consideration of the objectives and policies related to the maintenance of heritage values or heritage precinct streetscape character and those related to general amenity, greater weight will usually be placed on heritage policies.

26.9.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Electrical interference	a. Effects on health and safety	See Rule 9.4

26.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. - Boundary setbacks - Maximum height	a. Effects on rural character	<i>Relevant objectives and policies:</i> i. Objective 26.2.2 ii. Buildings and structures are of a height and setback from boundaries that minimises adverse effects on rural amenity (Policy 26.2.2.2). <i>Potential circumstances that may support a consent application include:</i> iii. Where there are already existing buildings on the site in breach of the same setback, a breach of the boundary setback standard may be considered acceptable where this would promote rural character and the maintenance of open space through the clustering of buildings on the site.
	b. Effects ~~on~~ {PHS cl.16} on surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 26.2.2 ii. Buildings that house animals are set back from site boundaries so that any adverse effects on sensitive activities on adjoining sites, such as residential activities, are avoided or, if avoidance is not possible ~~practicable~~ {PO 908.3 and others}, are no more than minor (Policy 26.2.2.1). <i>Potential circumstances that may support a consent application include:</i> iii. Where a building used to house animals contravenes the boundary setback standard, the type and/or number of animals or the frequency of housing them means that there will be no more adverse effects from noise, odour or dust on sensitive activities on adjoining sites.
2. Boundary treatments and other landscaping	a. Effects ~~on~~ {PHS cl.16} on rural character	<i>Relevant objectives and policies:</i> i. Objective 26.2.2 ii. Landscaping of {MF cl.16²} Parking /loading {MF cl.16²} areas are landscaped to {MF cl.16²} ensure a high standard of visual amenity is maintained from adjoining public roads (Policy 26.2.2.3).

26.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
3.	Earthworks standards: Batter gradient {EW cl.16'}	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 26.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by using a batter gradient that will be stable over time (Policy 26.2.3.1.b). <i>Conditions that may be imposed include, but are not limited to:</i> iii. Maximum slopes of cut and fill batters. iv. Time limits for retaining wall installation to avoid leaving a cut slope unsupported for an extended period. v. Temporary shoring requirements to maintain stability before a wall is constructed. vi. Supervision and monitoring requirements for retaining wall construction and standard earthworks construction.
4.	Earthworks standards: Setback from property boundary, buildings, structures and cliffs {EW cl.16'}	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 26.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by being set back an adequate distance from property boundaries, buildings and cliffs (Policy 26.2.3.1.a).
5.	Earthworks standards: Setback from network utilities {EW cl.16'}	a. Effects on efficient and effective operation of network utilities b. Effects on health and safety	See Rule 5.7

26.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Earthworks standards: • Sediment control {EW cl.16'}	a. Effects on surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 26.2.3 ii. Earthworks and any associated retaining structures are designed and located to minimise adverse effects on surrounding sites and the wider area by managing earthworks to avoid sediment run-off, including on to any property, or into any stormwater pipes, drains, channels or soakage systems, or the coastal marine area {EW 1071.106} (Policy 26.2.3.2.b).
		b. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.4
		c. Effects on the efficiency and/or affordability of infrastructure	See Rule 9.4
7.	Earthworks standards: • Removal of high class soils {EW cl.16'}	a. Maintenance of high class soils resource	See Rule 16.9
8.	Earthworks standards: • NZ Environmental Code of Practice for Plantation Forestry {EW cl.16'}	a. Degree of compliance with New Zealand Code of Practice for Plantation Forestry	<i>Relevant objectives and policies:</i> i. Objective 26.2.3 ii. Earthworks ancillary to forestry are carried out in accordance with industry best practice guidelines (Policy 26.2.3.4).
9.	Forestry and tree planting shelterbelts and small woodlots {RU cl.16} setbacks	a. Effects on amenity of surrounding properties	See Rule 16.9
		b. Effects on health and safety	See Rule 9.4
		c. Effects on the safety and efficiency of the transport network	See Rule 6.9

26.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
10.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.4
		~~b. Risk from natural hazards~~ {PO cl.16}	See Rule 11.4 {PO cl.16}
11.	Affecting a <u>scheduled heritage building</u> or <u>scheduled heritage structure</u> {Her cl.16} Materials and design	a. Effects on heritage values	See Rule 13.5
~~12.~~	~~Minimum floor level (hazard overlays)~~ {NH 917.27, 947.53 and others}	~~a. Risk from natural hazards~~	See Rule 11.4
13.	Number, location and design of ancillary signs	a. Effects on rural character	<i>Relevant objectives and policies:</i> - Objective 26.2.2 - Ancillary signs visible from outside the zone are located and designed to maintain rural amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose (Policy 26.2.2.4).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.9
14.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.9

26.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
15. Setback from coast and water bodies	a. Effects on biodiversity values and natural character of the coast and {NatEnv cl.16} riparian margins <u>and the coast</u> {NatEnv cl.16}	See Rule 10.4
	b. Effects on public access	
	c. <u>In a wāhi tupuna mapped area.</u> {MW cl.16} effects on cultural values of Manawhenua	See Rule 14.3
	d. Risk from natural hazards	See Rule 11.4
16. Setback from scheduled tree	a. Effect on long term health of tree <u>and any consequential amenity effects from pressure to remove tree</u> {MF cl.16}	See Rule 7.6

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **MF cl.16:** Amendment to align better with policy wording.

26.9.5 Assessment of subdivision performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. Subdivision performance standards	a. For subdivision of land contained within land parcel Lot 4 DP 23060, see Rule 19.9. b. For subdivision of land contained within land parcel Lot 1 DP 6164, see Rule 16.9.

Rule 26.10 Assessment of Restricted Discretionary Activities

Rule 26.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 26.10.2 - 26.10.3:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how a consent application will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 26.10.2 - 26.10.3 apply as follows: {MF cl.16}
 - a. Rule 26.10.2 applies to restricted discretionary activities; and
 - b. Rule 26.10.3 applies to restricted discretionary subdivision activities. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
5. Where a restricted discretionary activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 26.9; and
 - iv. the matters of discretion in this section will be assessed as indicated.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 26.11; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 26.12; and
 - iii. the assessment guidance in this section will also be considered.

26.10.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
6. <u>High trip generators</u>: {Trans cl.16} New or additions to parking areas, or extensions to existing parking areas that result in the creation of 50 or more new parking spaces {Trans cl.16}	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility {Trans cl.16}	See Rule 6.10
1. <u>Activities affecting a scheduled heritage building or scheduled heritage structure</u>: {Her cl.16} - All other Additions and alterations and removal for relocation that affects a protected part of a scheduled heritage building or scheduled heritage structure <u>Removal for relocation</u> {Her cl.16}	a. Effects on heritage values	See Rule 13.6

26.10.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
2. Earthworks – large scale (that exceed the scale thresholds for the Invermay and Hercus Zone) {EW cl.16'}	a. Effects on visual amenity and character b. Effects on the amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. ~~Objective 26.2.3~~ ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not possible, adequately mitigated (Policy 26.2.3.3.a). iii. Adverse effects on the amenity of surrounding properties, including from changes to drainage patterns, will be avoided or, if avoidance is not possible, adequately mitigated (Policy 26.2.3.3.b). <i>Potential circumstances that may support a consent application include:</i> iv. ~~There is no, or only minimal, alteration to the natural landform.~~ v. ~~Any cut or fill will be restored or treated to resemble natural landforms.~~ vi. ~~The earthworks will not remove or effect existing vegetation or landscaping.~~ <i>Conditions that may be imposed include, but are not limited to:</i> vii. ~~Measures to minimise visual effects, e.g. requirements for revegetation and/or landscaping.~~ viii. ~~Maximum slopes of cut and fill batters.~~ ix. ~~Measures to divert surface water and rain away from, or prevent from discharging over, batter faces and other areas of bare earth.~~ x. ~~Measures to ensure there are no adverse effects from changes to drainage patterns on surrounding properties.~~ xi. ~~Requirement to de-compact soils; to take other remedial action to ensure the natural absorption capacity of the soils is not reduced; or to use other mitigation measures to ensure the overall absorption of rain water on-site is not diminished.~~

26.10.2 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
		c. Effects on the stability of land, buildings, and structures	<i>Relevant objectives and policies:</i> i. Objective 26.2.3 ii. Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not possible, adequately mitigated (Policy 26.2.3.3.c). <i>Potential circumstances that may support a consent application:</i> iii. A geotechnical report confirms the existing ground is suitably stable for the proposed works, and proposed works will not create instability risks for surrounding land, buildings, or structures (see Special Information Requirements – Rule 26.13.1). iv. Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering standards.
3.	Earthworks – large scale (that exceed scale thresholds within 20m of a water body or MHWS) {EW cl.16'}	a. Effects on biodiversity values and natural character of riparian margins and the coast b. Effects on public access	See Rule 10.5
4.	Earthworks – large scale (that exceed a scale threshold for a GPA) {EW cl.16'}	a. Effects on health and safety	See Rule 9.5
5.	• Earthworks – large scale (that exceed scale thresholds for a land instability hazard area) • Earthworks – large scale (that exceed scale thresholds in a flood hazard area) {EW cl.16'}	a. Risk from natural hazards	See Rule 11.5

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **Trans cl.16:** A reference to 'high trip generators' has been added here, to clarify that this activity is assessed as a high trip generator under Transportation section rules. This does not result in a substantive change to the effect of provisions.

26.10.3 Assessment of restricted discretionary subdivision activities

Activity	Matters of discretion	Guidance on the assessment resource consents
1. All subdivision activities	a. Effects on the efficient and effective operation of Invermay Research Centre and Hercus Taieri Resource Unit	<i>Relevant objectives and policies:</i> i. Objectives 26.2.1, 2.3.1 ii. Subdivision does not adversely affect the efficient and effective operation of the Invermay Research Centre and Hercus Taieri Resource Unit (Policy 26.2.1.5.b).
		For subdivision of land contained within land parcel Lot 4 DP 23060 (<u>Invermay Research Centre</u>) { MF cl.16 }, see Rule 19.10.
		For subdivision of land contained within land parcel Lot 1 DP 6164 (<u>Hercus Taieri Resource Centre</u>) { MF cl.16 }, see Rule 16.10.

Rule 26.11 Assessment of Discretionary Activities

Rule 26.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 26.11.2 - 26.11.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
 - b. potential circumstances that may support a consent application;
 - c. general assessment guidance, including any effects that will be considered as a priority; and
 - d. conditions that may be imposed.
3. Rules 26.11.2 - 26.11.3 apply as follows: {MF cl.16}
 - a. Rule 26.11.2 applies to all discretionary activities; and
 - b. Rule 26.11.3 applies to discretionary performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

26.11.2 Assessment of all discretionary land use activities

Activity	Guidance on the assessment of resource consents
1. All discretionary land use activities including <u>listed below</u>: {PO cl.16} • all other activities in the community activities category and rural activities category • all other office activities <u>activity</u> {PO cl.16} • all activities in the industrial activities category • activities listed below {PO cl.16}	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.3.1 b. Objective 26.2.1 c. Activities that are not ancillary to Invermay/Hercus activity: i. are related to or necessary to support the Invermay Research Centre and Hercus Taieri Resource Unit, or have other operation requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Invermay Research Centre and Hercus Taieri Resource Unit; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 26.2.2 and its policies (Policy 26.2.1.3). <i>Potential circumstances that may support a consent application include:</i> d. For discretionary land use activities, whether any associated development activities meet relevant development performance standards, or are otherwise consistent with relevant objectives and policies for development (see Rule 26.9 for performance standard contraventions). e. All relevant land use performance standards are met, including noise and light spill standards. <i>General assessment guidance:</i> f. In assessing the significance of effects, consideration will be given to: i. short to long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. g. In assessing activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. {MF cl.16²} <i>Relevant guidance from other sections (priority considerations):</i> h. See Section 6.11 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16¹} i. See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety {PHS cl.16}

26.11.2 Assessment of all discretionary land use activities

Activity	Guidance on the assessment of resource consents
	j. <u>See Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua {MW 1071.3}</u>

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all discretionary activities. This does not change the effect of provisions.

² **MF cl.16:** Rule 26.11.2.1.g unnecessary because there are no activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item.

26.11.3 Assessment of discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. - Noise - where the limit is exceeded by up to <u>less than</u> {MF cl.16} 5dB LAeq (15min) - Light spill - where the limit is exceeded by 25% or less	<i>Relevant guidance from other sections (priority considerations):</i> See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 26.12 Assessment of Non-complying Activities

Rule 26.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 26.12.2 - 26.12.5 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
 - b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 26.12.2 - 26.12.5 apply as follows: {MF cl.16}
 - a. Rule 26.12.2 applies to all non-complying activities;
 - b. Rule 26.12.3 applies to non-complying land use activities;
 - c. Rule 26.12.4 applies to non-complying development activities;
 - d. Rule 26.12.5 applies to non-complying performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

26.12.2 Assessment of all non-complying activities

Activity	Guidance on the assessment of resource consents
1. All non-complying activities	Relevant objectives and policies (priority considerations): a. Objective 2.3.1 b. Objective 26.2.1 c. Activities <u>that are</u> {MF cl.16} not ancillary to Invermay/Hercus activity: i. are related to or necessary to support Invermay Research Centre and Hercus Taieri Resource Unit, or have other operation requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Invermay Research Centre and Hercus Taieri Resource Unit; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. they are designed and operated in line with Objective 26.2.2 and its policies (Policy 26.2.1.3). General assessment guidance: d. In assessing the significance of effects consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. e. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. Relevant guidance from other sections (priority considerations): f. <u>See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16}</u> g. <u>See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety {PHS cl.16}</u> h. <u>See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua {MW 1071.3}</u>

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all non-complying activities. This does not change the effect of provisions.

26.12.3 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
1. Commercial advertising in all zones { PO cl.16 }	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.4.1 b. Policy 2.4.1.6.c

26.12.4 Assessment of non-complying development activities

Activity	Guidance on the assessment of resource consents
1. Demolition of a protected part of a scheduled heritage building or scheduled heritage structures	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects on heritage values.

26.12.5 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. - Light spill - where the limit is exceeded by greater than 25% - Noise - where the limit is exceeded by 5dB LAeq (15 min) or more - Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 26.13 Special Information Requirements

EW cl.16: As a clause 16 amendment, Rule 26.13.1 Geotechnical investigation report has been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

27. Mercy Hospital

27.1 Introduction

The Mercy Hospital site is approximately 4ha in area and is located at 72 Newington Avenue, Maori Hill, Dunedin. The hospital was originally established in 1936 and relocated to the current Maori Hill site in 1969. Mercy Hospital provides a unique service to the South Canterbury, Otago and Southland regions, providing a comprehensive range of specialist assessment, diagnostic and treatment services. The Mercy Hospital Zone has been designed to enable the services offered by Mercy Hospital to be provided for, and to provide greater certainty to the community regarding what land use activities can be expected to occur on the Mercy Hospital site.

The site is surrounded by the General Residential 1 Zone, with predominantly residential use interspersed with commercial activities such as private dentists and medical specialists. There is a high level of residential amenity, with extensive established vegetation in the neighbouring area.

Residents are exposed to very low levels of non-residential noise. While the buildings on the Mercy Hospital site are generally large in scale, they are contained within an extensive site with well established stands of trees and open space. The values of the vegetated area on the eastern part of the site is recognised via its inclusion within the **urban conservation biodiversity mapped area (UCMA UBMA) {NatEnv 958.60}**. Marinoto House, which forms

part of Mercy Hospital, is listed in the Heritage New Zealand List and ~~Schedule~~ Appendix A1.1 - Schedule of Protected Heritage Items and Sites **{Her cl.16}** of this Plan.

Mercy Hospital and its associated activities have the potential to generate effects, including traffic, noise, landscape and visual effects, which may impact on surrounding land uses. The Mercy Hospital Development Plan (Appendix 27A) identifies development anticipated over the next 10 years. Other development is provided for, subject to meeting standards relating to height and setback. The type and mix of activities appropriate within the zone, and the ability of the site to absorb change, have been important factors in determining how the Mercy Hospital site will develop over time. The Mercy Hospital Zone recognises the existing and foreseeable future use of the Mercy Hospital site and, at the same time appropriately manages any adverse effects on the surrounding residential zone.

27.2 Objectives and Policies

Objective 27.2.1	
Mercy Hospital is able to operate efficiently and effectively as a hospital.	
Policy 27.2.1.1	Enable hospital activity in the Mercy Hospital Zone.
Policy 27.2.1.2	Provide for activities that are ancillary to hospital activity where they are designed and operated in line with Objective 27.2.2 and its policies.
Policy 27.2.1.3	Only allow activities that are not ancillary to hospital activity where all of the following apply: - the activities are related to or support Mercy Hospital, or have other operational requirements that mean they need to locate in the zone; - they will support the efficient and effective operation of Mercy Hospital; - they are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - they are designed and operated in line with Objective 27.2.2 and its policies.
Policy 27.2.1.4	Enable land that is surplus to the needs of Mercy Hospital to transition to the General Residential 1 Zone <u>(for land outside the urban biodiversity mapped area) or the Recreation Zone (for land within the urban biodiversity mapped area) {Mer cl.16¹}</u> , so that future development that is not related to hospital activity <u>can will</u> {PO cl.16} be managed in accordance with the objectives and policies of that zone.
Policy 27.2.1.5	Only allow subdivision activities where: - they are in accordance with the provisions of the General Residential 1 Zone; and - the subdivision does not adversely affect the efficient and effective operation of Mercy Hospital.

¹ **Mer cl.16:** This policy was amended to align with Rule 27.3.6.

Objective 27.2.2	
Land use activities and development necessary for Mercy Hospital to meet the reasonably foreseeable health needs of the community is enabled, while ensuring development: - achieves a good standard of on-site amenity for patients, staff and visitors; and - maintains or enhances the amenity of surrounding residential sites and areas, as far as practicable.	
Policy 27.2.2.1	~~Require Only allow~~ {Mer 928.7} buildings and structures ~~to be that are~~ {Mer 928.7} either: - in accordance with the Mercy Hospital Development Plan; or - of a height, setback from boundaries, <u>purpose</u> {Mer 928.7} and size that ensures: - there are no more than minor effects on the sunlight access and privacy of current and potential future residential buildings and their outdoor living spaces; and - any adverse effects on neighbourhood amenity are avoided or, if avoidance is not possible <u>practicable</u> {PO 908.3 and others}, are no more than minor.
Policy 27.2.2.2	Require development to maintain or enhance neighbourhood amenity by ensuring service areas are not visible from ground level outside the site.

Objective 27.2.2

Policy 27.2.2.3	Require landscaping of the boundary of parking areas where adjacent to a road frontage to screen or soften these areas and ensure a high standard of visual amenity where viewed from the road.
Policy 27.2.2.4	Require fences on road boundaries to be of a height and design that contributes positively to neighbourhood amenity.
Policy 27.2.2.5	Require ancillary signs visible from outside the zone to be located and designed to maintain streetscape amenity, ~~including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.~~ {Mer 241.18}
Policy 27.2.2.6	Require ancillary commercial activities to be designed, located and operated to primarily serve staff, patients and visitors to Mercy Hospital.
Policy 27.2.2.7 {Mer 928.2 and 928.10}	<u>Require the maintenance of the Amenity Planting Area as shown on the Mercy Hospital Development Plan, unless any changes to this area will have no more than minor effects on the visual amenity from surrounding residential sites and areas.</u> {Mer 928.2 and 928.10}

EW cl.16: As a clause 16 amendment, Objective 27.2.3 and its policies have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Rules

Rule 27.3 Activity Status

27.3.1 Rule location

The activity status tables in rules 27.3.3 to 27.3.5 specify the activity status of land use activities, development activities and subdivision activities in the Mercy Hospital Zone, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction **{PO cl.16}**
3. Network Utilities and energy generation **{NU 360.233}** (Section 5)
4. Transportation Activities **{PO cl.16}** (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities **{PO cl.16}** (Section 8)
7. Earthworks (Section 8A) **{EW cl.16}**

27.3.2 Activity status introduction

1. The activity status **{MF cl.16}** tables in rules 27.3.3 - 27.3.5 show the activity status of activities in the Mercy Hospital Zone provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. The nested tables in Section 1.3 are intended to be a complete list of activities and categories of activities. For any activity that is not covered by any of the defined activities in the nested tables, the activity status will be non-complying if the activity status of "all" or "all other" activities in the most closely related category is non-complying, otherwise it will be discretionary.

Performance Standards

6. Performance standards are listed in the far right column of the activity status tables.
7. Performance standards apply to permitted, controlled, and restricted discretionary activities.
8. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity ~~will become restricted discretionary, unless otherwise indicated by the relevant performance standard is indicated in the relevant performance standard rule.~~ **{PO cl.16}**.
9. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Activity-status Meaning {PO cl.16}
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

27.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Electrical interference b. Light spill c. Noise
Major facility activities		Activity status	Performance standards
2.	Hospital	P	a. Minimum car parking
3.	All other activities in the major facility activities category	NC	
Community activities		Activity status	Performance standards
4.	Community and leisure - small scale	P	
5.	Community and leisure - large scale	D	
6.	Conservation	P	
7.	All other activities in the community activities category	D	
Commercial activities		Activity status	Performance standards
8.	Commercial activities ancillary to hospital activity	P	a. Location
9.	Registered health practitioners	P	
10.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
11.	All activities in the residential activities category	D	
Industrial activities		Activity status	Performance standards
12.	All activities in the industrial activities category	NC	
Rural activities		Activity status	Performance standards
13.	All activities in the rural activities category	NC	

27.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities		a. ~~Maximum building site coverage and impermeable surfaces {Mer 928}~~ b. Setback from scheduled tree c. <u>Amenity planting area {Mer 928.10 and 928.2}</u>
Building and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See rows 5-9)		Activity status	Performance standards
3.	Fences	P	a. Fence height and design
2.	All building and structures activities in accordance with the Mercy Hospital Development Plan (Appendix 27A)	P	a. Number, location and design of ancillary signs
4.	All other building and structures activities <u>not in accordance with the Mercy Hospital Development Plan (Appendix 27A) {Mer 928.7}</u>	P	a. ~~Boundary setbacks Small scale buildings and structures {Mer 928.7}~~ b. Height in relation to boundary {Mer 928.7} c. ~~Maximum height {Mer 928.7}~~ d. Number, location and design of ancillary signs e. Footprint of building {Mer 928.7}
Building and structures activities that affect a protected part of a scheduled heritage building or scheduled heritage structure		Activity status	Performance standards
5.	Repairs and maintenance ~~or restoration~~ {Her 547.91}	P	a. Materials and design
Z.	<u>Restoration of all scheduled heritage buildings and structures {Her 547.91}</u>	P C	a. Materials and design
6.	Earthquake strengthening where external features only are protected	C	a. Materials and design
AA.	<u>Signs attached to buildings or structures {Her cl. 16}</u>	P	
7.	All other additions and alterations	RD	
8.	Demolition	NC	
9.	Removal for relocation	RD	
Site development activities		Activity status	Performance standards
10.	~~Earthworks – small scale {EW cl.16}~~	P	a. Earthworks standards
11.	~~Earthworks – large scale {EW cl.16}~~	RD	a. Earthworks standards

12.	Service areas	P	a. Location and screening of service areas
13.	Parking, loading and access	P	a. Parking, loading and access standards b. ~~Boundary treatments and other landscaping~~ <u>Screening of parking areas</u> {Mer 241.46}
14.	~~New or additions to parking areas, or extensions to existing parking areas~~ that result in the creation of {Trans cl.16} 50 or more new parking spaces.	RD	a. ~~Boundary treatments and other landscaping~~ <u>Screening of parking areas</u> {Mer 241.46} b. Parking, loading and access standards
15.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements
16.	Vegetation clearance	P	a. Maximum area of vegetation clearance (UBMA) {NatEnv cl.16}
17.	All other site development activities	P	

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **Her cl.16:** Rule restructured as a result of change to definition of additions and alterations and new definition of signs attached to buildings and structures. No substantive change to provisions.

Note 27.3.4A - General advice

- Under the Heritage New Zealand Pouhere Taonga Act 2014 it is an offence to modify or destroy an archaeological site without obtaining an archaeological authority from Heritage New Zealand (HNZ). An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand **{Her 547.80}**. This is the case regardless of whether the land on which the site is located is **{Her 547.80}** designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
- An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
- Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
- The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within the District. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed. **{Mer cl.16}**

¹ **Mer cl.16:** Not within an archaeological alert layer.

27.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	RD	a. Subdivision performance standards

Note 27.3.5A - Other RMA considerations {PO 490.4}

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

27.3.6 Transition to General Residential 1 Zone or Recreation Zone {Mer cl. 16}

On receipt of written notice from both the owner and operator (if different) of Mercy Hospital to Dunedin City Council in relation to all or part of the land within the Mercy Hospital Zone, the provisions of the Mercy Hospital Zone will no longer apply to that parcel of land and the provisions of the General Residential 1 Zone (for land outside the **urban conservation biodiversity mapped area**) {*NatEnv 958.60*} or Recreation Zone (for land within the **urban conservation biodiversity mapped area**) {*NatEnv 958.60*}, will apply in full.

Rule 27.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or 95B of the Act RMA, **{MF cl.16}** unless Council considers special circumstances exist in relation to the application that require public notification:
 1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand; and
 2. ~~contravention of performance standard 13.3.2 'Materials and design' where the building or structure is not listed by Heritage New Zealand.~~ **{Her cl.16}**
2. With respect to resource consent applications for the following activities, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
 1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand; and
 2. ~~activities that contravene~~ contravention of the materials and design **{Her cl.16}** performance standard ~~(Rule 13.3.2) 'Materials and design'~~ **{Her cl.16}** where the building or structure is listed by Heritage New Zealand.
3. ~~Applications for resource consent for the following activities will be publicly notified in accordance with section 95A(2) of the RMA:~~ **{Her 308.362}**
 1. ~~demolition of a protected part of a scheduled heritage building or scheduled heritage structure.~~ **{Her 308.362}**
4. ~~In accordance with section 95B of the RMA, where an application is not publicly notified, Council will give limited notification to all affected persons.~~ **{PO 241.43}**
5. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 27.5 Land Use Performance Standards

27.5.1 Electrical Interference

Land use activities must comply with Rule 9.3.2.

27.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

27.5.3 Location

- For ancillary commercial activities, customer access must only be available from within the facility.
- Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

27.5.4 Minimum Car Parking

- Hospital activity must provide 1.9 parking spaces per 100m² of gross floor area. This minimum car parking requirement is cumulative for all hospital activities on the site, except that if a resource consent is held for an exemption to this rule, the gross floor area provided for by this resource consent is excluded from future calculations.
- The following areas ~~within the building~~ **{MF cl.16}** will be excluded from the assessment of gross floor area for the purpose of calculating the minimum car parking requirement:
 - any parking area and associated manoeuvring space, including parking **{MF cl.16}** aisle; and
 - any loading area and associated manoeuvring space.
- Where additional gross floor area is proposed, any additional parking spaces required to comply with this standard must be provided and operational before construction commences on the additional gross floor area, unless resource consent is obtained to exempt or reduce the minimum car parking requirement for the extension or activity.
- Hospital activities must provide mobility parking spaces as follows:

Total number of parking spaces provided		Minimum number of these that must be mobility parking spaces
a.	1 - 20	1 parking space
b.	21 - 50	2 parking spaces
c.	For every additional 50 parking spaces	1 additional parking space

- Required parking spaces may be used for car, cycle or motorcycle parking, except for any required mobility parking spaces, which must be used for mobility car parking.
- Where the minimum car parking performance standard results in the requirement for a fractional space, any fraction under one half will be disregarded and any fraction of one half or greater will be counted as one space.
- Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

Note 27.5.4A - Other relevant District Plan provisions

- Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Performance **{MF cl.16}** Standards.

27.5.5 Noise

Land use activities must comply with Rule 9.3.6.

Rule 27.6 Development Performance Standards

27.6.1 Screening of parking areas {Was "Boundary Treatments and Other Landscaping" - Mer 241.46}

1. Where any part of {Mer 241.46} a parking area is built within 5m of a road frontage, a landscaping area with a minimum 1.5m width must be provided along the full length of between that part of the parking area and {Mer 241.46} the road frontage (except for where vehicle access is provided), with an average of one tree for every 5m of frontage: {Mer cl.16}
2. Landscaping areas required by 27.6.1.1 {Mer cl. 16} must:
 - a. have an average of one tree for every 5m of frontage;
 - b. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
 - c. be designed to allow surface water run-off from surrounding areas to enter;
 - d. be protected by a physical barrier that prevents cars from accidentally driving into or {PO 360.213} damaging plants;
 - e. be planted prior to occupation or completion of any relevant building(s) or upon completion of site development activities {MF cl.16}; and
 - f. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Activities that contravene this performance standard are restricted discretionary activities. {PO cl.16}

27.6.2 Earthworks Standards {Confirmed to be replaced by 8A.5 - EW cl.16¹}

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

27.6.3 Fence Height and Design

1. Fences must not exceed the following height limits, except as provided for below: **{Res cl.16}**

Location {Res cl.16}		Maximum height {Res cl.16}
a: {Res cl.16}	Along all road boundaries {Res cl.16}	1.4m {Res cl.16}
b: {Res 394.80 and 1051.2}	Along a side or rear boundary with a residential zone {Res 394.80 and 1051.2}	1.4m {Res 394.80 and 1051.2}
c: {Res cl.16}	Along all other side and rear boundaries {Res cl.16}	2m {Res cl.16}

2. Fences along boundaries include fences that are not exactly on the boundary but are within the boundary setbacks required by Rule 27.6.12.1. **{Res cl.16}**
3. Where the maximum height of a fence is 1.4m, the height of a fence may be increased to a maximum height of 2m provided that a minimum of 40% of the entire structure is visually permeable (see-through), or the portion above 1.4m height is visually permeable. Visually permeable refers to construction using trellis, lattice, wrought iron, or spaced palings (palings maximum width 100mm, spacing minimum width 5mm) or materials that provide gaps that can be seen through (see Figure 15.6D and Figure 15.6E). **{Res cl.16}**
4. For the purposes of calculating maximum height, where a fence or wall is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence or wall.

{Res cl.16}

¹ **Res cl.16:** As a clause 16 amendment this performance standard has been restructured from the notified version to provide clarity. This is not a substantive change.

27.6.3.1 Maximum Height {Res cl.16¹}

- a. The maximum height of fences along boundaries is 2m. {Res cl.16¹}
- b. For the purposes of calculating maximum height, where a fence is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence. {Res cl.16¹}
- c. Fences that contravene this performance standard are restricted discretionary activities. {PO cl.16}

¹ **Res cl.16:** As a clause 16 amendment this performance standard has been restructured from the notified version to provide clarity. This is not a substantive change.

27.6.3.2 Visual Permeability {Res cl.16¹}

- a. Fences along road boundaries must be constructed to a length and/or height that maintains visual permeability for 50% of the length of the boundary measured at a height of 1.4m above ground level (see Figure 15.6.D). {Res 190.1 and others}
- b. Fences along the road boundary of a state highway are exempt from this requirement. {Res cl.16¹}
- c. Fences that contravene this performance standard are restricted discretionary activities. {PO cl.16}

¹ **Res cl.16:** As a clause 16 amendment this performance standard has been restructured from the notified version to provide clarity. This is not a substantive change.

27.6.4 Small scale buildings and structures {Was "Footprint of building" Mer 928.7}

1. ~~The footprint of buildings, structures and additions and alterations not in accordance with the Mercy Hospital Development Plan must not exceed 100m². {Mer 928.7}~~
2. ~~Contravention of this performance standard is a discretionary activity. {Mer 928.7}~~
1. Buildings and structures, and additions and alterations, that are not in accordance with the Mercy Hospital Development Plan must: {Mer 928.7}
 - a. ~~not exceed 100m²~~ 40m² footprint; {Mer 928.7}
 - b. ~~not exceed {Mer cl.16¹} 9m~~ 5m {Mer 928.7} in height; {Mer cl.16¹}
 - c. not be used for clinical services; {Mer 928.7}
 - d. be set back from zone boundaries a minimum of 4.5m, except for fences and ancillary signs; {Mer cl.16²} are exempt from the performance standard. {Mer cl.16}
 - e. ~~all have any public entrances to buildings must be located at least 10m from a boundary with the adjoining a residential zone; and {Mer cl.16²}~~
 - f. not protrude through a plane rising at an angle of 45 degrees measured from a starting point of 2.5m vertically above ground level at the zone boundary (see Figure 15.6F), except: {Mer cl. 16¹}
 - i. a gable end or dormer may project beyond the plane where it is; {Mer cl.16¹}
 1. no greater than 1m in height measured parallel to the nearest adjacent boundary; and/or {Mer cl.16¹}
 2. no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary. {Mer cl.16¹}
2. Activities that contravene this performance standard are restricted discretionary activities, except

contravention of rules 27.6.4.1.a and c are restricted discretionary activities.{PO cl.16}

¹ **Mer cl.16:** Content moved from 'Height' standards – Rule 27.6.6

² **Mer cl.16:** Content moved from 'Boundary setbacks' standard - Rule 27.6.12.1

27.6.5 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

27.6.6 Height {Confirmed for deletion - Mer cl.16}¹

¹ **Mer cl.16:** Content moved to new standard 27.6.4 'Small scale buildings and structures', substantive amendments to rule shown in new location.

27.6.6.1 Height in relation to boundary {Mer cl.16}

~~Buildings and structures adjoining the residential zone must not protrude through a plane rising at an angle of 45 degrees measured from a starting point of 2.5m vertically above ground level at the zone boundary (see Figure 15.6F), except:~~ {Mer cl.16}

- a. ~~a gable end or dormer may project beyond the plane where it is:~~ {Mer cl.16}
 - i. ~~no greater than 1m in height measured parallel to the nearest adjacent boundary; and/or~~ {Mer cl.16}
 - ii. ~~no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary.~~ {Mer cl.16}

27.6.6.2 Maximum Height {Mer cl.16}

- a. ~~The maximum height of new buildings and structures, and additions and alterations that are not in accordance with the Mercy Hospital Development Plan must not exceed 9m above ground level.~~ {Mer cl.16}
- b. ~~Rooftop structures are exempt from the performance standard for maximum height provided they do not exceed the maximum height by more than one third of that limit.~~ {Mer cl.16}

27.6.7 Location and Screening of Service Areas

1. Service areas must be located or screened so that they are not visible at ground level from adjacent: residential activities, residential zoned properties, or public places.
2. Service areas must not encroach into required parking, loading or manoeuvring areas.
3. Activities that contravene this performance standard are restricted discretionary activities.{PO cl.16}

27.6.8 Materials and Design

Repairs and maintenance, restoration and earthquake strengthening must comply with Rule 13.3.2.

27.6.9 Maximum Area of Vegetation Clearance (UBMA) {Was "Maximum Area of Vegetation Clearance" - NatEnv cl.16}

Vegetation clearance in an **urban conservation biodiversity mapped area** (UCMA UBMA) {NatEnv 958.60} must comply with Rule 10.3.2.1.

27.6.9 Maximum Building Site Coverage and Impermeable Surfaces {Confirmed for deletion - Mer 928}

1. ~~The site coverage of buildings must not exceed 40%; and~~ {Mer 928}
2. ~~Impermeable surfaces and buildings must not exceed 70% total site coverage.~~ {Mer 928}

27.6.10 Number, Location and Design of Ancillary Signs

27.6.10.1 General

- a. Signs must comply with the following standards, except the following signs are exempt from these standards:
 - i. signs that are not visible from outside the Mercy Hospital Zone;
 - ii. 'regulatory signs' (requiring or prohibiting specified actions), 'warning signs' (informing of hazards or of other features requiring a safe response), or 'directional signs' (identifying the location of, or direction to destinations, routes, building entrances and vehicle accesses) signs and; **{CMU 271.18 and others}**
 - iii. 'building names' (excluding sponsorship names).
- b. Signs related to ancillary retail and ancillary restaurants activities **{PO cl.16}** must be designed so as to **{Mer 241.56}** not be visible outside the Mercy Hospital Zone **{Mer cl.16}**.
- c. Signs must comply with Rule 6.7.3 where visible from a road.
- d. ~~Signs other than those specified in rules 27.6.9.2 and 27.6.9.3 are not allowed.~~ **{Mer cl.16}**
- e. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.**{PO cl.16}**

27.6.10.2 Freestanding signs

- a. The maximum number of freestanding signs is one per 50m of frontage accessway to a maximum of four signs. **{Mer 928.18}**
- b. The maximum dimensions of freestanding signs are:
 - i. maximum height of 4m;
 - ii. maximum area of 4m²;
 - iii. maximum width of 2.4m; and **{Mer 241.57}**
 - iv. maximum depth of 400mm. **{Mer 241.57}**
- c. Freestanding signs must:
 - i. ~~not obstruct driveways, parking or loading areas parking, loading and access areas; and~~ **{PO cl.16}**
 - ii. ~~Freestanding signs must be located within the site and cannot be located on the road reserve be positioned entirely within site boundaries.~~ **{PO cl.16}**

27.6.10.3 Signs attached to buildings

- a. The height above ground level at the highest point of any sign attached to a building is 4m.
- b. Signs must not be attached to roofs.
- c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
- d. Signs attached to a building must:
 - i. not exceed one sign per 30m of road frontage;
 - ii. have a maximum area per display face of 2m²;
 - iii. have a maximum of two display faces per sign;
 - iv. where attached to the façade of a building, must not project more than 1m from the façade to which it is attached; and
 - v. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

Note 27.6A- Other relevant District Plan provisions {PO cl.16¹}

1. Commercial advertising is a non-complying land use activity in all zones except the Airport Zone. {PO cl.16}
2. See Section 3 Public Amenities for the rules related to public noticeboards. {PO cl.16}
3. See Section 4 Temporary Activities for the rules related to temporary signs. {PO cl.16}

¹ PO cl.16: Deleted as definition of "Signs" amended to clarify how different signs are managed in the Plan.

Note 27.6.10B - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
 - a. New Zealand NZ {Trans 881.17} Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs and Signs on State Highways Bylaw* {Trans 881.137}.
 - b. Dunedin City Council Commercial Use of Footpaths Policy.
 - c. Dunedin City Council Roadway Bylaw.
 - d. Dunedin City Council Traffic and Parking Bylaw.

27.6.11 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

27.6.12 Setback from scheduled tree {Was "Setbacks" - Mer cl.16}

27.6.12.1 Boundary setbacks {Mer cl.16}¹

- a. New buildings and structures and additions and alterations that are not in accordance with the Mercy Hospital Development Plan must be set back from zone boundaries a minimum of 4.5m. {Mer cl.16}
- b. Except, fences and ancillary signs are exempt from the performance standard. {Mer cl.16}
- c. All public entrances to buildings must be located at least 10m from a boundary with the residential zone. {Mer cl.16}

¹ Mer cl.16: Content moved to new standard 27.6.4 'Small scale buildings and structures'

27.6.12.2 Setback from scheduled tree {Mer cl.16}

New buildings and structures, additions and alterations, earthworks, {EW cl.16¹} and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

¹ EW cl.16: As a clause 16 amendment, reference to earthworks in the setback from scheduled tree standards in all management and major facility zones have been moved to setback standards in the new city-wide section (Rule 8A.5.11). Any amendments to provisions as a result of submissions are shown there.

27.6.X Amenity planting area {Confirmed for addition - Mer 928.2 and 928.10}

1. The Amenity Planting Area shown on the Mercy Hospital Development Plan must be maintained to provide visual screening from the neighbouring residential zone, including by replanting, if required, to maintain a similar level of screening (as was present on 26.9.15) and limiting vegetation clearance to: {Mer 928.10 and 928.2}
 - a. the pruning of any tree for the maintenance of its health; {Mer 928.10 and 928.2}
 - b. the clearance of any defined pest species, dead vegetation, vegetation that is in terminal decline or vegetation with extreme failure; {Mer 928.10 and 928.2}
 - c. the clearance of vegetation for the construction, maintenance or alteration of fences, gates, drainage,

utilities or access; and {Mer 928.10 and 928.2}

d. the clearance of vegetation for the safety of persons or property. {Mer 928.10 and 928.2}

2. Activities that contravene Rule 27.6.X are a discretionary activity. {Mer 928.10 and 928.2}

Rule 27.7 Subdivision Performance Standards

1. For the subdivision activities of land outside of the **urban biodiversity mapped area**, subdivision activities {Mer cl.16¹} must comply with performance standards for the General Residential 1 Zone in Rule 15.7.
2. For the subdivision of land within the **urban biodiversity mapped area**, subdivision activities must comply with performance standards for the Recreation Zone in Rule 20.7. {Mer cl.16¹}

¹ **Mer cl.16:** This rule was amended to align with Rule 27.3.6.

Rule 27.8 Assessment of Controlled Activities

Rule 27.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 27.8.2:
 - a. lists the matters over which Council has reserved its control; and
 - b. provides guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
 - ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 27.9; and
 - iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 27.11; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 27.12; and
 - iii. the assessment guidance in this section will also be considered.

27.8.2 Assessment of all controlled activities

Development activity	Matters of control	Guidance on the assessment of the resource consents
1. <u>Affecting a scheduled heritage building or a scheduled heritage structure: {Her cl.16}</u> • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • <u>Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1) {Her 547.91}</u>	a. Effects on heritage values	See Rule 13.4

Rule 27.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 27.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 27.9.2 - 27.9.5:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 27.9.2 - 27.9.5 apply as follows: {Mer cl.16}
 - a. Rule 27.9.2 applies to all performance standard contraventions;
 - b. Rule 27.9.3 applies to land use performance standard contraventions;
 - c. Rule 27.9.4 applies to development performance standard contraventions; and
 - d. Rule 27.9.5 applies to subdivision performance standard contraventions. {Mer cl.16}

27.9.2 Assessment of all performance standard contraventions		
Performance standard		Guidance on the assessment of resource consents
1.	All performance standard contraventions	<i>Potential circumstances that may support a consent application include:</i> a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards or site specific factors, make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. <i>General assessment guidance:</i> e. Where more than one standard is contravened, the combined effects of the contraventions should be considered. f. In balancing consideration of the objectives and policies related to the maintenance of heritage values and those related to general amenity, greater weight will usually be placed on heritage policies.

27.9.3 Assessment of land use performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Electrical interference	a. Effects on health and safety	See Rule 9.4
2.	Location (ancillary commercial activities)	a. Effects on the vibrancy, and social and economic success of the CBD and centres hierarchy	<i>Relevant objectives and policies:</i> i. Objective 27.2.2 ii. Ancillary commercial activities are designed, located {Mer cl.16} and operated to primarily serve staff, patients and visitors to the <u>Mercy</u> {Mer cl.16} Hospital (Policy 27.2.2.6). <i>Potential circumstances that may support a consent application include:</i> iii. The location of customer access is unlikely to attract external customers and become a stand-alone activity.
		b. Effects on neighbourhood amenity	
3.	Minimum car parking	a. Effects on the safety and efficiency of the transport network	See Rule 6.9
		b. Effects on accessibility	

27.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. <u>Small scale buildings and structures: {Mer 928.7 and Mer cl.16²³}</u> - Boundary setbacks (<u>rules 27.6.4.1.d and e</u>) {Mer cl.16} - Height in relation to boundary (<u>Rule 27.6.4.f</u>) {Mer cl.16} - Maximum height (<u>Rule 27.6.4.1.b</u>) {Mer cl.16}	a. Effects on the amenity of surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 27.2.2 ii. Buildings and structures are of a height, setback from boundaries, <u>purpose {Mer 928.7}</u> and size that ensures there are no more than minor effects on the sunlight access and privacy of current and potential future residential buildings and their outdoor living spaces (Policy 27.2.2.1.b.i). <i>Potential circumstances that may support a consent application include:</i> iii. Residential buildings on neighbouring sites receive adequate natural light and privacy. <i>In assessing the application Council will consider:</i> iv. Existing sunlight access to neighbouring properties. v. Cumulative effects from incremental development.
	b. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 27.2.2 ii. Buildings and structures are of a height, and setback from boundaries, <u>purpose {Mer 929.7}</u> and size such {Mer cl.16} that ensures {Mer cl.16} any adverse effects on neighbouring amenity are avoided or, if avoidance is not possible <u>practicable {PO 908.3 and others}</u>, are no more than minor (Policy 27.2.2.1.b.ii).
2. <u>Boundary treatments and other landscaping Screening of parking areas {Mer 241.46}</u>	a. Effects on neighbourhood residential amenity	<i>Relevant objectives and policies:</i> i. Objective 27.2.2 ii. Landscaping of the boundary of parking areas <u>adjacent to a road frontage {Mer cl.16}</u> screens or softens these areas and ensure a high standard of visual amenity where viewed from the road (Policy 27.2.2.3).

27.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
3.	Earthworks standards: Batter gradient {EW cl.16} ¹	a. Effects on the stability of land; buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 27.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land; buildings, and structures by using a batter gradient that will be stable over time (Policy 27.2.3.1.b). <i>Conditions that may be imposed include, but are not limited to:</i> iii. Maximum slopes of cut and fill batters. iv. Time limits for retaining wall installation to avoid leaving a cut slope unsupported for an extended period. v. Temporary shoring requirements to maintain stability before a wall is constructed. vi. Supervision and monitoring requirements for retaining wall construction and standard earthworks construction.
4.	Earthworks standards: Setback from property boundary; buildings; structures and cliffs {EW cl.16} ¹	a. Effects on the stability of land; buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 27.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land; buildings, and structures by being set back an adequate distance from property boundaries, buildings and cliffs (Policy 27.2.3.1.a).
5.	Earthworks standards: Setback from network utilities {EW cl.16} ¹	a. Effects on efficient and effective operation of network utilities b. Effects on health and safety	See Rule 5.7

27.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Earthworks standards: • Sediment control {EW cl.16} ¹	a. Effects on surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 27.2.3 ii. Earthworks and any associated retaining structures are designed and located to minimise adverse effects on surrounding sites and the wider area by managing earthworks to avoid sediment run-off, including on to any property, or into any stormwater pipes, drains, channels or soakage systems, or the coastal marine area {EW 1071.106} (Policy 27.2.3.2.b).
		b. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.4
		c. Effects on the efficiency and/or affordability of infrastructure	See Rule 9.4
7.	Fence height and design	a. Effects on health and safety	See Rule 9.4
		b. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 27.2.2 ii. Fences on road boundaries {Mer cl.16} are of a height and design that contributes positively to the neighbourhood amenity (Policy 27.2.2.4). <i>Potential circumstances that may support a consent application include:</i> iii. The increased height or reduced visual permeability is necessary to meet protection requirements, to provide security, minimise noise effects from a busy road or activity, or for public well-being. iv. An attractive interface with the street is achieved. v. The fence will be screened by landscaping.
8.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.4
		b. Risk from natural hazards {PO cl.16}	See Rule 11.4 {PO cl.16}

27.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
9.	Location and screening of service areas	a. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 27.2.2 ii. Development maintains or enhances neighbourhood amenity by ensuring service areas are not visible from ground level outside the site (Policy 27.2.2.2). <i>Potential circumstances that may support a consent application include:</i> iii. Screening would unduly restrict the usability of the service area. iv. The site layout prevents the service area from being visible from any public place without additional screening being required.
10.	<u>Affecting a scheduled heritage building or scheduled heritage structure {Her cl.16}</u> • Materials and design	a. Effects on heritage values (work on scheduled heritage buildings or structures) {Her cl.16}	See Rule 13.5
12.	Maximum building site coverage and impermeable surfaces {Mer 928}	a. Effects on the efficiency and/or affordability of infrastructure {Mer 928}	See Rule 9.4 {Mer 928}
13.	Number, location and design of ancillary signs	a. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 27.2.2 ii. Ancillary signs <u>visible from outside the zone {Mer cl.16}</u> are located and designed to maintain or enhance {Mer cl.16} streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose {Mer 241.18} (Policy 27.2.2.5).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.9
14.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.9

27.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
15.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6
11.	In an urban biodiversity mapped area: {NatEnv cl.16} Maximum area of vegetation clearance (UCMA UBMA) {NatEnv 958.60}	a. Effects on biodiversity <u>values</u> {NatEnv 958.60}	See Rule 10.4

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **Mer cl.16:** Content from the height performance standard (Rule 27.6.6) and boundary setback performance standard (27.6.12.1) has moved to the new small scale buildings and structures performance standard.

27.9.5 Assessment of subdivision performance standard contraventions

Performance standard		Guidance on the assessment of resource consents
1.	Subdivision performance standards	See Rule 15.9

Rule 27.10 Assessment of Restricted Discretionary Activities

Rule 27.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 27.10.2 - 27.10.3:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how a consent application will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 27.10.2 - 27.10.3 apply as follows: {Mer cl.16}
 - a. Rule 27.10.2 applies to restricted discretionary activities; and
 - b. Rule 27.10.3 applies to restricted discretionary subdivision activities. {Mer cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
5. Where a restricted discretionary activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 27.89; and
 - iv. the matters of discretion in this section will be assessed as indicated.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 27.40~~11~~¹²; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 27.44~~12~~¹²; and
 - iii. the assessment guidance in this section will also be considered.

27.10.2 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. <u>Activities affecting a scheduled heritage building or scheduled heritage structure: {Her cl.16}</u> • All other Additions and alterations that affects a protected part of a scheduled heritage building or scheduled heritage structure • Removal for relocation	a. Effects on heritage values	See Rule 13.6

27.10.2 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
2. Earthworks – large scale (that exceed the scale thresholds for the Mercy Hospital Zone) {EW cl.16'}	a. Effects on visual amenity and character b. Effects on the amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 27.2.3 ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not possible, adequately mitigated (Policy 27.2.3.3.a). iii. Adverse effects on the amenity of surrounding properties, including from changes to drainage patterns, will be avoided or, if avoidance is not possible, adequately mitigated (Policy 27.2.3.3.b). <i>Potential circumstances that may support a consent application include:</i> iv. There is no, or only minimal, alteration to the natural landform. v. Any cut or fill will be restored or treated to resemble natural landforms. vi. The earthworks will not remove or effects existing vegetation or landscaping. <i>Conditions that may be imposed include, but are not limited to:</i> vii. Measures to minimise visual effects, e.g. requirements for revegetation and/or landscaping. viii. Maximum slopes of cut and fill batters. ix. Measures to divert surface water and rain away from, or prevent from discharging over, batter faces and other areas of bare earth. x. Measures to ensure there are no adverse effects from changes to drainage patterns on surrounding properties. xi. Requirement to de-compact soils; to take other remedial action to ensure the natural absorption capacity of the soils is not reduced; or to use other mitigation measures to ensure the overall absorption of rain water on-site is not diminished.

27.10.2 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
	c. Effects on the stability of land, buildings, and structures	<i>Relevant objectives and policies:</i> i. ~~Objective 27.2.3:~~ ii. ~~Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not possible, adequately mitigated (Policy 27.2.3.3.c):~~ <i>Potential circumstances that may support a consent application include:</i> iii. ~~A geotechnical report confirms the existing ground is suitably stable for the proposed works, and proposed works will not create instability risks for surrounding land, buildings, or structures (see Special Information Requirements – Rule 27.13.1):~~ iv. ~~Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering standards~~
3. ~~Earthworks – large scale (that exceed scale thresholds for a UCA) {EW cl.16}~~	a. Effects on biodiversity	See Rule 10.5
4. <u>High trip generators: {Trans cl.16}</u> • <u>New or additions to parking areas, or extensions to existing parking areas that result in the creation of 50 or more new parking spaces {Trans cl.16}</u>	a. Effects on the safety and efficiency of the transport network b. <u>Effects on accessibility {Trans cl.16}</u>	See Rule 6.10

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **Trans cl.16:** A reference to 'high trip generators' has been added here, to clarify that this activity is assessed as a high trip generator under Transportation section rules. This does not result in a substantive change to the effect of provisions.

27.10.3 Assessment of restricted discretionary subdivision activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. All subdivision activities	a. Effects on the efficient and effective operation of Mercy Hospital	<i>Relevant objectives and policies:</i> i. Objective 2.3.1 ii. Objective 27.2.1 iii. Subdivision activities do not adversely affect the efficient and effective operation of Mercy Hospital (Policy 27.2.1.5.b).
	See Rule 15.10	

Rule 27.11 Assessment of Discretionary Activities

Rule 27.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 27.11.2 - 27.11.4 provide guidance on how a consent application for the listed discretionary activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
 - b. potential circumstances that may support a consent application;
 - c. general assessment guidance, including any effects that will be considered as a priority; and
 - d. conditions that may be imposed.
3. Rules 27.11.2 - 27.11.3 apply as follows: {Mer cl.16}
 - a. Rule 27.11.2 applies to discretionary activities; and
 - b. Rule 27.11.3 applies to discretionary performance standard contraventions. {Mer cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

27.11.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents

27.11.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
1. All discretionary <u>land use</u> activities including listed below: {PO cl.16} - all activities in the community activities category except conservation and community and leisure - small scale - all activities in the residential activities category - activities listed below {Mer cl.16}	<i>Relevant objectives and policies (priority considerations):</i> - Objective 2.3.1 - Objective 27.2.1 - Activities that are ancillary to hospital activity are designed and operated in line with Objective 27.2.2 and its policies (Policy 27.2.1.2). - Activities that are not ancillary to hospital activity: - are related to or support Mercy Hospital, or have other operational requirements that mean they need to locate in the zone; - support the efficient and effective operation of Mercy Hospital; - are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - are designed and operated in line with Objective 27.2.2 and its policies (Policy 27.2.1.3). <i>Potential circumstances that may support a consent application include:</i> - For discretionary land use activities, whether any associated development activities meet relevant development performance standards, or are otherwise consistent with relevant objectives and policies for development. - All relevant land use performance standards are met, including noise and light spill standards. <i>General assessment guidance:</i> - In assessing the significance of effects, consideration will be given to: - short to long term effects, including effects in combination with other activities; and - the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. ~~In assessing activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered.~~ {MF cl.16} <i>Relevant guidance from other sections (priority considerations):</i> <u>See Section 6.11 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public.</u> {Trans cl.16} <u>See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety</u> {PHS cl.16} <u>See Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values</u>

27.11.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
	of Manawhenua {MW 1071.3}

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all discretionary activities. This does not change the effect of provisions.

² **MF cl.16:** Rule 27.11.2.1.h unnecessary because there are no activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled site.

27.11.3 Assessment of discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. <u>Footprint of building Small scale buildings and structures</u> • <u>Footprint greater than 40m² (Rule 27.6.4.1.a)</u> • <u>Used for clinical services (Rule 27.6.4.1.c) {Mer 928.7 and Mer cl.16}</u>	<i>Relevant objectives and policies (priority considerations):</i> - Objective 27.2.2 <u>Buildings and structures are of a height, set back from buildings, purpose and size that ensures: {Mer 928.7}</u> - there are no more than minor effects on the sunlight access and privacy of current and potential future residential buildings and their outdoor living spaces (Policy 27.2.2.a); and {Mer cl.16} - any adverse effects on neighbourhood amenity are avoided or, if avoidance is not possible practicable {PO 908.3 and others}, are no more than minor (Policy 27.2.2.1.b {Mer cl.16}). <u>Development provides adequate permeable areas to enable a reasonable level of rain water ground absorption (Policy 9.2.1.2). {Mer 928.7}</u> <i>General assessment guidance: {Mer 928.7}</i> <u>In considering the effects on the amenity of surrounding properties, Council will consider the following effects: {Mer 928.7}</u> - the visual effects of buildings and car parks; {Mer 928.7} - loss of existing vegetation; {Mer 928.7} - any proposed lighting and signage; and {Mer 928.7} - any cumulative effects. {Mer 928.7}
2. <u>Amenity planting area {Mer 928.10 and 928.2}</u>	<i>Relevant objectives and policies (priority considerations): {Mer 928.10 and 928.2}</i> - Objective 27.2.2 {Mer 928.10 and 928.2} <u>Maintain the amenity planting area on the Mercy Hospital Development Plan, unless any changes to the amenity planting area have no more than minor effects on the visual amenity from surrounding residential sites and areas (Policy 27.2.2.7). {Mer 928.10 and 928.2}</u>
X. Noise - where the limit is exceeded by up to less than {PHS cl.16} 5dB LAeq (15min)	<i>Relevant guidance from other sections (priority considerations):</i> See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

27.11.4 Assessment of discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. Noise – where the limit is exceeded by up to 5dB LAeq (15min)	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety. {Mer cl.16’}

¹ **Mer cl.16:** The content of this section has moved to Section 27.11.3.

Rule 27.12 Assessment of Non-complying Activities

Rule 27.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 27.12.2 - 27.12.5 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
 - b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 27.12.2 - 27.12.5 apply as follows: {Mer cl.16}
 - a. Rule 27.12.2 applies to assessment of non-complying land use activities. {Mer cl.16}
 - b. Rule 27.12.4 applies to assessment of non-complying development activities. {Mer cl.16}
 - c. Rule 27.12.5 applies to assessment of non-complying subdivision activities. {Mer cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

27.12.2 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
1. All non-complying land use activities	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.3.1 b. Objective 27.2.1 c. Activities <u>that are</u> {Mer cl.16} not ancillary to hospital activity: i. are related to, or support, Mercy Hospital, or have other operational requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Mercy Hospital; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. they are designed and operated in line with Objective 27.2.2 and its policies (Policy 27.2.1.3). <i>General assessment guidance:</i> d. In assessing the significance of effects consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. e. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. <i>Relevant guidance from other sections (priority considerations):</i> f. <u>See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16}</u> g. <u>See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety {PHS cl.16}</u> h. <u>See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua {MW 1071.3}</u>
2. <u>Commercial advertising {Mer cl.16²³}</u>	<i>Relevant objectives and policies (priority considerations):</i> a. <u>Objective 2.4.1</u> b. <u>Policy 2.4.1.6.c {Mer cl.16²³}</u>

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all non-complying activities. This does not change the effect of provisions.

² **Mer cl.16:** As a clause 16 amendment this content has been moved from Rule 27.12.3. This is not a substantive change to provisions.

27.12.3 Assessment of non-complying land use activities	
Activity	Guidance on the assessment of resource consents
4. Commercial advertising {Mer cl.16¹}	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.4.1 b. Policy 2.4.1.6.e {Mer cl.16¹}

¹ **Mer cl.16:** As a clause 16 amendment this content has been moved to Rule 27.12.2. This is not a substantive change to provisions.

27.12.4 Assessment of non-complying development activities	
Activity	Guidance on the assessment of resource consents
1. Demolition of a protected part of a scheduled heritage building or scheduled heritage structures	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects related to heritage values.

27.12.5 Assessment of non-complying subdivision activities	
Performance standard	Guidance on the assessment of resource consents
1. • Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

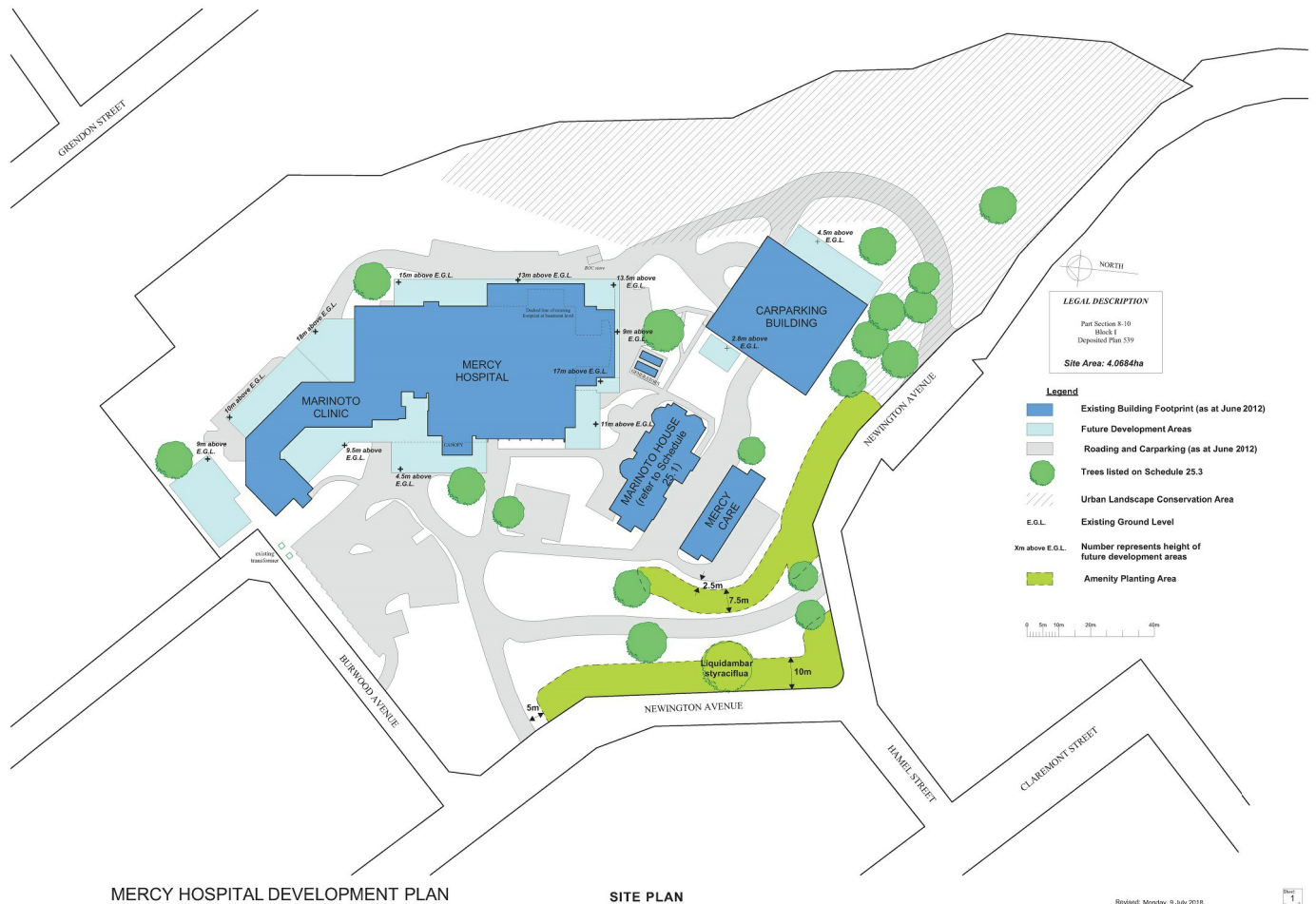
Rule 27.13 Special Information Requirements

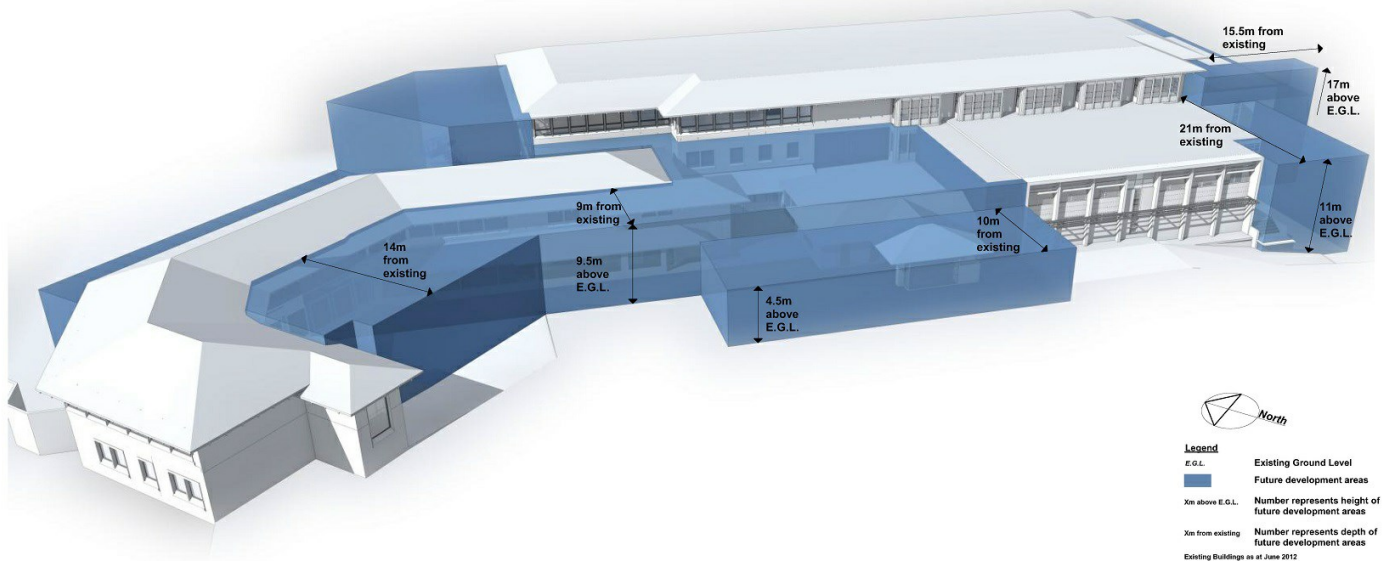
EW cl.16: As a clause 16 amendment, Rule 27.13.1 Geotechnical investigation report has been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Appendices

Appendix 27A. Mercy Hospital Development Plan

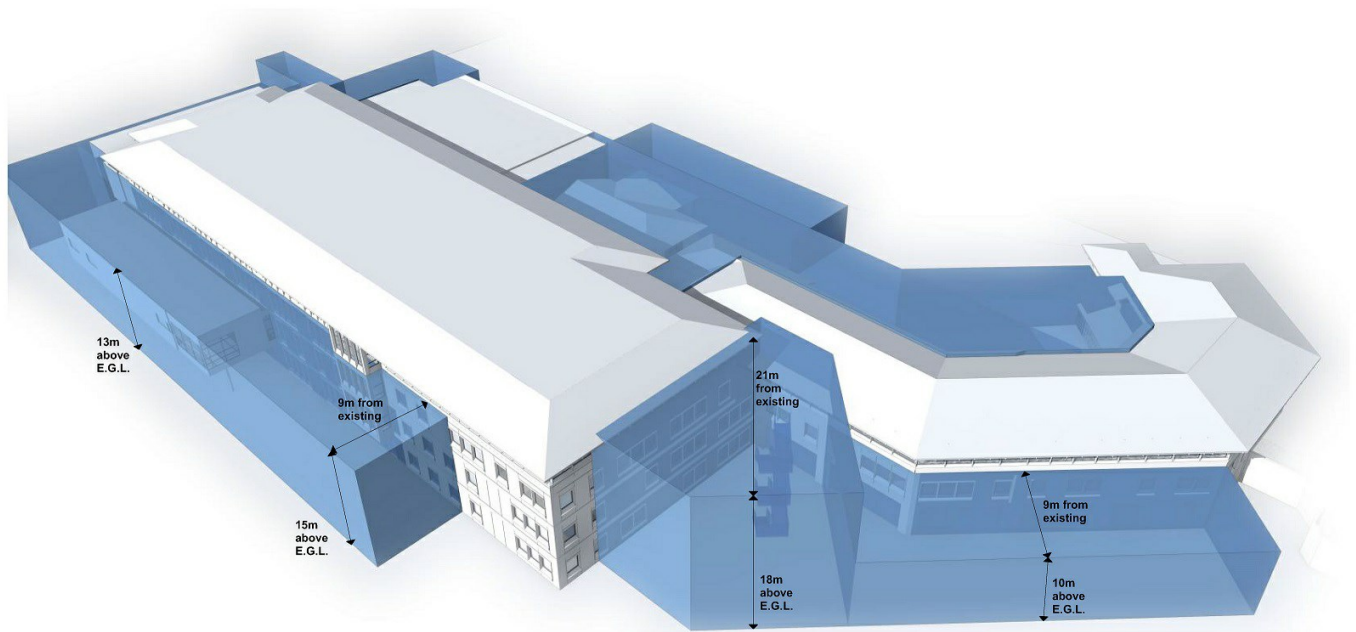
Mer 928.10 and 928.2: This image has been changed from the Notified Plan





MERCY HOSPITAL DEVELOPMENT PLAN

NORTH-WEST 3D IMAGE



MERCY HOSPITAL DEVELOPMENT PLAN

NORTH-EAST 3D IMAGE

28. Moana Pool

28.1 Introduction

Moana Pool sits within the Town Belt, just below Dunedin's hill suburbs, at 60 Littlebourne Road. The pool is owned and operated by the Dunedin City Council and has occupied the site since 1964. It provides a range of recreation facilities, including an Olympic sized pool, a leisure pool, learner's pool, dive/lap pool, water slides, a gymnasium and various function and meeting rooms. There are massage and physiotherapy facilities on-site, as well as an early childhood centre. Expansion of the facility may occur within the next 10 years.

The site is bordered by land zoned recreation and general **{MF cl.16}** residential 2 **{MF cl.16}**. While the facility itself is considerably larger than surrounding properties, it backs onto a steep bush clad area and is an accepted part of the local environment. There is a high level of amenity in the area given its location within the Town Belt, and parts of the site are densely vegetated.

The zone recognises the existing uses of the Moana Pool site and provides certainty to the community regarding what land use activities can be expected to occur on the site, while appropriately managing any adverse effects that may occur, including effects on the Town Belt, residential zones and transport network.

28.2 Objectives and Policies

Objective 28.2.1

Moana Pool is able to operate efficiently and effectively

Policy 28.2.1.1	Enable major recreation facility activity in the Moana Pool Zone.
Policy 28.2.1.2	Provide for activities that are ancillary to major recreation facility activity where they are designed and operated in line with Objective 28.2.2 and its policies.
Policy 28.2.1.3	Only allow activities that are not ancillary to major recreation facility activity where all of the following apply: - the activities are related to or support Moana Pool, or have other operational requirements that mean they need to locate in the zone; - they will support the efficient and effective operation of Moana Pool; - they are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - they are designed and operated in line with Objective 28.2.2 and its policies.
Policy 28.2.1.4	Enable land that is surplus to the needs of Moana Pool to transition to the Recreation Zone, so that future development ~~can~~ <u>will</u> {PO cl.16} be managed in accordance with the objectives and policies of that zone.
Policy 28.2.1.5	Only allow subdivision <u>activities</u> {PO cl.16} where: - it is <u>they are</u> {PO cl.16} in accordance with the provisions of the Recreation Zone; and - the subdivision does not adversely affect the efficient and effective operation of Moana Pool.

Objective 28.2.2

Land use activities and development necessary for Moana Pool to meet the reasonably foreseeable needs of the community is enabled, while ensuring development:

- achieves a good standard of on-site amenity for staff and visitors; and
- maintains or enhances the residential amenity of surrounding sites as far as practicable.

Policy 28.2.2.1	Require buildings and structures to be of a height and setback from boundaries that ensures there are no more than minor effects on the sunlight access of current and future residential buildings and their outdoor living spaces.
Policy 28.2.2.2	Require development to maintain or enhance neighbourhood amenity by ensuring service areas are not visible from ground level outside the site.
Policy 28.2.2.3	Require landscaping that provides a reasonable level of streetscape amenity along the boundary of parking areas.
Policy 28.2.2.4	Require fences on road boundaries to be of a height and design that contributes positively to neighbourhood amenity.
Policy 28.2.2.5	Require ancillary signs visible from outside the zone to be located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.

Objective 28.2.2

Policy 28.2.2.6	Require ancillary commercial activities to be designed, located and operated to primarily serve staff and visitors of Moana Pool.
Policy 28.2.2.7	Only allow early childhood education - large scale where it is designed and located to avoid or, if avoidance is not possible practicable {PO 908.3 and others} , adequately mitigate, adverse effects on the amenity of surrounding residential properties.

EW cl.16: As a clause 16 amendment, Objective 28.2.3 and its policies have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Rules

Rule 28.3 Activity Status

28.3.1 Rule location

The activity status tables in rules 28.3.3 to 28.3.5 specify the activity status of land use activities, development activities, and subdivision activities in the Moana Pool Zone, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction **{PO cl.16}**
3. Network Utilities and energy generation **{NU 360.233}** (Section 5)
4. Transportation Activities **{PO cl.16}** (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A) **{EW cl.16}**

28.3.2 Activity status introduction

1. The activity status **{MF cl.16}** tables in rules 28.3.3 - 28.3.5 show the activity status of activities in the Moana Pool Zone, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. The nested tables in Section 1.3 are intended to be a complete list of activities and categories of activities. For any activity that is not covered by any of the defined activities in the nested tables, the activity status will be non-complying if the activity status of "all" or "all other" activities in the most closely related category is non-complying, otherwise it will be discretionary.

Performance Standards

6. Performance standards are listed in the far right column of the activity status tables.
7. Performance standards apply to permitted, controlled, and restricted discretionary activities.
8. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity will become restricted discretionary, unless otherwise indicated by the relevant performance standard is indicated in the relevant performance standard rule. **{PO cl.16}**.
9. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Activity status <u>Meaning</u> {PO cl.16}
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

28.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Electrical interference b. Light spill c. Noise
Major facility activities		Activity status	Performance standards
2.	Major recreation facility	P	a. Minimum car parking
3.	All other activities in the major facility activities category	NC	
Community activities		Activity status	Performance standards
4.	Early childhood education - small scale	P	
5.	Early childhood education - large scale	RD	
6.	All other activities in the community activities category	P	
Commercial activities		Activity status	Performance standards
7.	Activities ancillary to major recreation facility	P	a. Location
8.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
9.	All activities in the residential activities category	NC	
Industrial activities		Activity status	Performance standards
10.	All activities in the industrial activities category	NC	
Rural activities		Activity status	Performance standards
11.	All activities in the rural activities category	NC	

28.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities		a. Maximum ~~building~~ {MF cl.16¹} site coverage and impermeable surfaces
Buildings and structures activities		Activity status	Performance standards
2.	Fences	P	a. Fence height and design
3.	All other buildings and structures activities	P	a. Boundary setbacks b. Height in relation to boundary c. Maximum height d. Number, location and design of ancillary signs
Site development activities		Activity status	Performance standards
4.	Service areas	P	a. Location and screening of service areas
5.	Parking, loading and access	P	a. Parking, loading and access standards b. Boundary treatments and other landscaping
6.	New ~~or additions to~~ parking areas, ~~or extensions to existing parking areas~~ that result in the creation of {Trans cl.16} 50 or more new parking spaces.	RD	a. Boundary treatments and other landscaping b. Parking, loading and access standards
7.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements
8.	Vegetation clearance	P	a. Maximum area of vegetation clearance (~~UBMA~~) {NatEnv cl.16}
9.	Earthworks – ~~small scale~~ {EW cl.16²}	P	a. ~~Earthworks standards~~
10.	Earthworks – ~~large scale~~ {EW cl.16²}	RD	a. ~~Earthworks standards~~
11.	All other site development activities	P	

¹ **MF cl.16:** Amendment to make provision consistent with rest of plan.

² **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Note 28.3.4A - General advice

1. Under the Heritage New Zealand Pouhere Taonga Act 2014 it is an offence to modify or destroy an archaeological site without obtaining an archaeological authority from Heritage New Zealand (HNZ). An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand {Her 547.80}. This is the case regardless of whether the land on which the site is located is **{Her 547.80}** designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
2. An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
3. Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
4. The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within the District. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed. **{MF cl.16}**

¹ MF cl.16: Not within an archaeological alert zone.

28.3.5 Activity status table - subdivision activities

Subdivision activities	Activity status	Performance standards
1. Subdivision activities	RD	a. Subdivision performance standards

Note 28.3.5A - Other RMA considerations **{PO 490.4}**

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

28.3.6 Transition to Recreation Zone

On receipt of written notice from both the landowner and operator of Moana Pool (if different) to Dunedin City Council confirming that all or part of the land within the Moana Pool Zone is surplus to requirements, the provisions of the Moana Pool Zone will no longer apply to that parcel of land and the provisions of the Recreation Zone will apply in full.

Rule 28.4 Notification

1. Activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 28.5 Land Use Performance Standards

28.5.1 Electrical Interference

Land use activities must comply with Rule 9.3.2.

28.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

28.5.3 Location

1. For ancillary commercial activities, customer access must only be available from inside the Moana Pool buildings.
2. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

28.5.4 Minimum Car Parking

1. Major recreation facility activity must provide a minimum of 190 parking spaces, including a minimum of 4 mobility parking spaces.
2. Required parking spaces may be used for car, cycle or motorcycle parking, except for any required mobility parking spaces, which must be used for mobility car parking.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

Note 28.5.4A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Performance **{MF cl.16}** Standards.

28.5.5 Noise

Land use activities must comply with Rule 9.3.6.

Rule 28.6 Development Performance Standards

28.6.1 Boundary Setbacks

1. New buildings and structures, and additions and alterations, must be set back from boundaries as follows:

Building		Setback from road boundary or site boundary where site directly adjoins another zone
a.	Buildings not exceeding 12m in height or 250m ² GFA	4.5m
b.	Other buildings	10m

- c. Fences and ancillary signs are exempt from the performance standard.
- d. Public entrances to buildings must be located at least 10m from a boundary with the residential zone.

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

28.6.2 Boundary Treatments and Other Landscaping

1. Where a parking area is built within 5m of a road frontage, a landscaping area with a minimum 1.5m width must be provided along the full length of the road frontage (except for where vehicle access is provided).
2. Landscaping areas must:
 - a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
 - b. have an average of one tree for every 5m of frontage;
 - c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
 - d. be designed to allow surface water run-off from surrounding areas to enter;
 - e. be protected by a physical barrier that prevents cars from accidentally driving into or **{PO 360.213}** damaging plants;
 - f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum **{PO 360.213}** height of 5m within 10 years of planting;
 - g. be planted prior to occupation or completion of any relevant building(s) or upon completion of site development activities **{MF cl.16}**; and
 - h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any required **{MF cl.16}** road frontage landscaping required by this rule **{PO 360.213}**.
4. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

28.6.3 Earthworks Standards {Confirmed to be replaced by 8A.5 - EW cl.16¹}

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

28.6.4 Fence Height and Design

1. The maximum height of a fence or gate on the road boundary or within the road boundary setback, or adjacent to a public place, is 1.4m. **{Res cl.16¹}**
2. The maximum height of a fence on side and rear boundaries (except where adjacent to the recreation zone, or public place), is 2m. **{Res cl.16}**
3. Fences along boundaries include fences that are not exactly on the boundary but are within the boundary setbacks required by Rule 28.6.1. **{Res cl.16}**
4. Where the maximum height of a fence is 1.4m, the height of a fence may be increased to a maximum height of 2m provided that a minimum of 40% of the entire structure is visually permeable (see-through), or the portion above 1.4m height is visually permeable. Visually permeable refers to construction using trellis, lattice, wrought iron, or spaced palings (palings maximum width 100mm, spacing minimum width 25mm) or other materials that provide gaps that can be seen through (see Figure 15.6.D and Figure 15.6E). **{Res cl.16}**
5. For the purposes of calculating maximum height, where a fence or wall is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence or wall. **{Res cl.16}**

¹ **Res cl.16:** As a clause 16 amendment this performance standard has been restructured from the notified version to provide clarity. This is not a substantive change.

28.6.4.1 Maximum Height {Res cl.16¹}

- a. The maximum height of fences along boundaries (including within the boundary setbacks required by Rule 28.6.1) is 2m. **{Res cl.16¹}**
- b. For the purposes of calculating maximum height, where a fence is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence. **{Res cl.16¹}**
- c. Fences that contravene this performance standard are restricted discretionary activities. **{PO cl.16}**

¹ **Res cl.16:** “As a clause 16 amendment this performance standard has been restructured from the notified version to provide clarity. This is not a substantive change.

28.6.4.2 Visual Permeability {Res cl.16¹}

- a. Fences along road boundaries (or within the boundary setbacks required by Rule 28.6.1) must be constructed to a length and/or height that maintains visual permeability for 50% of the length of the boundary measured at a height of 1.4m above ground level (see Figure 15.6.D). **{Res 190.1 and others}**
- b. Fences along the road boundary of a state highway are exempt from this requirement. **{Res cl.16¹}**
- c. Fences that contravene this performance standard are restricted discretionary activities. **{PO cl.16}**

¹ **Res cl.16:** “As a clause 16 amendment this performance standard has been restructured from the notified version to provide clarity. This is not a substantive change.

28.6.5 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

28.6.6 Height

28.6.6.1 Height in Relation to Boundary

In all zones no part of any building may protrude through a plane raising at an angle of 45 degrees measured from the starting point indicated below (see Figure 15.6F) **{Res cl.16}**¹:

Zone boundary {Res cl.16} ¹		Starting vertically above ground level at the side and rear boundary {Res cl.16} ¹
a- {Res cl.16} ¹	Inner City Residential Zone {Res cl.16} ¹	3m {Res cl.16} ¹
b- {Res cl.16} ¹	All other residential zones {Res cl.16} ¹	2.5m {Res cl.16} ¹

- a. New buildings and additions and alterations to buildings on sites adjoining a residential zone must comply with the Height in Relation to Boundary performance standard of that residential zone, along the adjoining boundary (see Rule 15.6.7.1). **{Res cl.16}**¹

¹ **Res cl.16:** There is no substantive change to the rule, it simply refers back to rule in other section to avoid repeating rule wording.

28.6.6.2 Maximum height

- a. The maximum height of new buildings and structures, and additions and alterations, must not exceed the following heights above ground level:
- Western side Queens Drive/Littlebourne Road: 18m;
 - Eastern side Queens Drive/Littlebourne Road: 12m;
 - Rooftop structures are exempt from the performance standard for maximum height, provided they do not exceed the maximum height limit by more than one third of that limit or 5m, whichever is the lesser.
- b. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

28.6.7 Location and Screening of Service Areas

- Service areas must be located or screened so that they are not visible at ground level from adjacent: residential activities, residential zoned properties, or public places.
- Service areas must not encroach into required parking, loading or manoeuvring areas.
- Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

28.6.8 Maximum Building Site Coverage and Impermeable Surfaces {was 'Maximum Site Coverage and Impermeable Surfaces' - MF cl.16¹}

1. The maximum building **{MF cl.16}** site coverage of buildings (% of site) is 40%; and
2. The maximum total impermeable surface site coverage (buildings and impermeable surfaces % of site) is 70%.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

¹ MF cl.16: Amendment to make provision consistent with rest of plan

28.6.9 Number, Location and Design of Ancillary Signs

28.6.9.1 General

- a. Signs must comply with the following standards, except the following signs are exempt from these standards:
 - i. signs that are not visible from outside the Moana Pool Zone;
 - ii. ~~'regulatory signs' (requiring or prohibiting specified actions), 'warning signs' (informing of hazards or of other features requiring a safe response), or 'directional signs' (identifying the location of, or direction to destinations, routes, building entrances and vehicle accesses) signs; and {CMU 271.18 and others}~~
 - iii. building names (excluding commercial sponsorship names).
- b. Signs related to ancillary retail and ancillary restaurants activities **{PO cl.16}** must not be visible outside the Moana Pool zone.
- c. Signs located on or **{PO cl.16}** above the footpath must comply with Rule 6.7.2.
- d. Signs must comply with Rule 6.7.3 where visible from a road.
- e. ~~Signs other than those specified in rules 28.6.9.2 and 28.6.9.3 are not allowed.~~ **{MF cl.16}**
- f. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.**{PO cl.16}**

¹ **PO cl.16:** Amended to reflect requirements of Rule 6.7.2

28.6.9.2 Signs attached to buildings

- a. The height, above ground level, at the highest point of any sign, attached to a building is 4m.
- b. Signs must not be attached to roofs.
- c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
- d. Signs attached to a building must:
 - i. not exceed one sign per 15m of road frontage;
 - ii. have a maximum area per display face of 2m²;
 - iii. have a maximum of two display faces per sign;
 - iv. where attached to the façade of a building, must not project more than 1m from the façade to which it is attached; and
 - v. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

28.6.9.3 Freestanding signs

- a. The maximum number of freestanding signs is two per 50m of frontage.
- b. The maximum dimensions of freestanding signs are:
 - i. maximum height of 3m;
 - ii. maximum area of 4m²;
 - iii. maximum width of 2m; and
 - iv. maximum depth of 400mm **{PO cl.16}**.
- c. Freestanding signs must:
 - i. not obstruct driveways, ~~parking or loading area~~ parking, loading and access areas; and **{PO cl.16}**
 - ii. ~~Freestanding signs must not be located on road reserve.~~ be positioned entirely within the site boundaries. **{PO cl.16}**
- d. Freestanding signs must not exceed:
 - i. maximum height of 900mm above ground level; and
 - ii. a maximum width of 600mm.

Note 28.6A - Other relevant District Plan provisions {PO cl.16¹}

1. Commercial advertising is a non-complying land use activity in all zones except the Airport Zone. {PO cl.16}
 2. See Section 3 Public Amenities for the rules related to public noticeboards. {PO cl.16}
 3. See Section 4 Temporary Activities for the rules related to temporary signs. {PO cl.16}
- ¹ PO cl.16: Deleted as definition of "Signs" amended to clarify how different signs are managed in the Plan.

Note 28.6.9B - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
 - a. New Zealand NZ {Trans 881.17} Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs and Signs on State Highways Bylaw* {Trans 881.137}.
 - b. Dunedin City Council Commercial Use of Footpaths Policy.
 - c. Dunedin City Council Roadway Bylaw.
 - d. Dunedin City Council Traffic and Parking Bylaw.

28.6.10 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

28.6.11 Maximum Area of Vegetation Clearance (UBMA) {Was "Maximum Area of Vegetation Clearance"- NatEnv cl.16}

Vegetation clearance in an **urban conservation biodiversity mapped area** (UCMA UBMA) {NatEnv 958.60} must comply with Rule 10.3.2.1.

Rule 28.7 Subdivision Performance Standards

Subdivision activities must comply with Rule 20.7.

Rule 28.8 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 28.8.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 28.8.2 - 28.8.5:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 28.8.2 - 28.8.5 apply as follows: {MF cl.16}
 - a. Rule 28.8.2 applies to all performance standard contraventions;
 - b. Rule 28.8.3 applies to land use performance standard contraventions;
 - c. Rule 28.8.4 applies to development performance standard contraventions; and
 - d. Rule 28.8.5 applies to subdivision performance standard contraventions. {MF cl.16}

28.8.2 Assessment of all performance standard contraventions

Performance standard	Guidance on the assessment of the resource consents
1. All performance standard contraventions	<i>Potential circumstances that may support a consent application include:</i> a. The degree of non-compliance with the performance standard is minor b. The need to meet other performance standards, or site specific factors, make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. <i>General assessment guidance:</i> e. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

28.8.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Electrical interference	a. Effects on health and safety	See Rule 9.4
2. Location	a. Effects on the vibrancy and economic and social success of the CBD and centres hierarchy {MF cl.16}	<i>Relevant objectives and policies:</i> i. Objective 28.2.2 ii. Ancillary commercial activities are designed, located and operated to primarily serve staff and visitors of Moana Pool (Policy 28.2.2.6).
3. Minimum car parking	a. Effects on the safety and efficiency of the transport network	See Rule 6.9
	b. Effects on accessibility	See Rule 6.9

28.8.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. - Boundary setbacks - Height in relation to boundary - Maximum height	a. Effects on surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 28.2.2 ii. <u>Building and structures are of a height and set back from boundaries to ensure that {MF cl.16³}</u> there are no more than minor effects on sunlight access of current and future residential buildings and their outdoor living spaces (Policy 28.2.2.1).
2. Boundary treatments and other landscaping	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 28.2.2 ii. Landscaping provides a reasonable level of streetscape amenity along the boundary of parking areas (Policy 28.2.2.3).

28.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
3.	Earthworks standards: Batter gradient {EW cl.16'}	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> - Objective 28.2.3 - Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by using a batter gradient that will be stable over time (Policy 28.2.3.1.b). <i>Conditions that may be imposed include, but are not limited to:</i> - Maximum slopes of cut and fill batters. - Time limits for retaining wall installation to avoid leaving a cut slope unsupported for an extended period. - Temporary shoring requirements to maintain stability before a wall is constructed. - Supervision and monitoring requirements for retaining wall construction and standard earthworks construction.
4.	Earthworks standards: Setback from property boundary, buildings, structures and cliffs {EW cl.16'}	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> - Objective 28.2.3 - Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by being set back an adequate distance from property boundaries, buildings, structures and cliffs (Policy 28.2.3.1.a).
5.	Earthworks standards: Setback from network utilities {EW cl.16'}	a. Effects on efficient and effective operation of network utilities b. Effects on health and safety	See Rule 5.7

28.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Earthworks standards: • Sediment control {EW cl.16'}	a. Effects on surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 28.2.3 ii. Earthworks and any associated retaining structures are designed and located to minimise adverse effects on surrounding sites and the wider area by managing earthworks to avoid sediment run-off, including on to any property, or into any stormwater pipes, drains, channels or soakage systems, or the coastal marine area {EW 1071.106} (Policy 28.2.3.2.b).
		b. Effects on biodiversity and natural character of riparian margins and the coast	See Rule 10.4
		c. Effects on the efficiency and/or affordability of infrastructure	See Rule 9.4
7.	Fence height and design	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 28.2.2 ii. Fences on road boundaries are of a height and design that contribute positively to neighbourhood amenity (Policy 28.2.2.4). <i>Potential circumstances that may support a consent application include:</i> iii. The increased height or reduced visual permeability is necessary to meet protection requirements, to provide security, minimise noise effects from a busy road or activity, or for public well-being. iv. An attractive interface with the streetscape {MF cl.16} is achieved. v. The fence will be screened by landscaping.
		b. Effects on health and safety {MF cl.16'}	See Rule 9.4 {MF cl.16'}
8.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.4
		b. Risk from natural hazards {PO cl.16}	See Rule 11.4 {PO cl.16}

28.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
9.	Location and screening of service areas	a. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 28.2.2 ii. Neighbourhood amenity is maintained or enhanced by service areas not being <u>Development maintains or enhances neighbourhood amenity by ensuring service areas are not {MF cl.16³}</u> visible from ground level outside the site (Policy 28.2.2.2).
11.	Maximum building {MF cl.16 ⁴ } site coverage and impermeable surfaces	a. Effects on efficiency and/or {MF cl.16} affordability of infrastructure	See Rule 9.4
12.	Number, location and design of ancillary signs	a. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 28.2.2 ii. Ancillary signs visible from outside the zone are located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose (Policy 28.2.2.5).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.9
13.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.9
10.	In an <u>urban biodiversity mapped area</u> : {NatEnv cl.16} • Maximum area of vegetation clearance (UCMA UBMA) {NatEnv 958.60} standards {NatEnv cl.16}	a. Effects on biodiversity values {NatEnv 958.60}	See Rule 10.4

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown

there.

² **MF cl.16:** Links to an existing assessment rule in section 9.4, not a substantive change

³ **MF cl.16:** Amendment to align with policy wording.

⁴ **MF cl.16:** Amendment to make provision consistent with rest of plan.

28.8.5 Assessment of subdivision performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. Subdivision performance standards	See Rule 20.9

Rule 28.9 Assessment of Restricted Discretionary Activities

Rule 28.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 28.9.2 - 28.9.4:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how a consent application will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 28.9.2 - 28.9.4 apply as follows: {MF cl.16}
 - a. Rule 28.9.2 applies to restricted discretionary land use activities;
 - b. Rule 28.9.3 applies to restricted discretionary development activities; and
 - c. Rule 28.9.4 applies to restricted discretionary subdivision activities. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
5. Where a restricted discretionary activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 28.8; and
 - iv. the matters of discretion in this section will be assessed as indicated.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 28.10; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 28.11; and
 - iii. the assessment guidance in this section will also be considered.

28.9.2 Assessment of restricted discretionary land use activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
A.	All high trip generators, which include: {Trans cl.16¹} • any activities that generate 250 or more vehicle movements a day {Trans cl.16}	a. Effects on accessibility {Trans cl.16}	See Rule 6.10 {Trans cl.16}
		b. Effects on the safety and efficiency of the transport network {Trans cl.16}	
1.	Early childhood education - large scale	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
		b. Effects on surrounding sites' residential amenity	<i>Relevant objectives and policies:</i> i. Objective 28.2.2 ii. Early childhood education - large scale is designed and located to avoid or, if avoidance is not possible <u>practicable</u> {PO 908.3 and others} , adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 28.2.2.7).

¹ **Trans cl.16:** Under Transportation section assessment rules (Rule 6.10.2.7a&b), 'effects on accessibility' and 'effects on safety and efficiency of the transport network' are matters of discretion for high trip generators, which include land use activities that generate 250 or more vehicle movements a day. However, the rule necessary to link to Rule 6.10.2.7 was inadvertently omitted from notified Section 28 assessment rules. The correction of this error, via the addition of Rule 28.9.2.A, does not result in a substantive change to the effect of provisions.

28.9.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. Earthworks – large-scale (that exceed the scale thresholds for the Moana Pool Zone) {EW cl.16}	a. Effects on visual amenity and character b. Effects on the amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 28.2.3 ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not possible, adequately mitigated (Policy 28.2.3.3.a). iii. Adverse effects on the amenity of surrounding properties, including from changes to drainage patterns, will be avoided or, if avoidance is not possible, adequately mitigated (Policy 28.2.3.3.b). <i>Potential circumstances that may support a consent application include:</i> iv. There is no, or only minimal, alteration to the natural landform. v. Any cut or fill will be restored or treated to resemble natural landforms. vi. The earthworks will not remove or effect existing vegetation or landscaping. <i>Conditions that may be imposed include, but are not limited to:</i> vii. Measures to minimise visual effects, e.g. requirements for revegetation and/or landscaping. viii. Maximum slopes of cut and fill batters. ix. Measures to divert surface water and rain away from, or prevent from discharging over, batter faces and other areas of bare earth. x. Measures to ensure there are no adverse effects from changes to drainage patterns on surrounding properties. xi. Requirement to de-compact soils; to take other remedial action to ensure the natural absorption capacity of the soils is not reduced; or to use other mitigation measures to ensure the overall absorption of rain water on-site is not diminished.

28.9.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
	c. Effects on the stability of land, buildings, and structures	<i>Relevant objectives and policies:</i> i. Objective 28.2.3 ii. Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not possible, adequately mitigated (Policy 28.2.3.3.c). <i>Potential circumstances that may support a consent application include:</i> iii. A geotechnical report confirms the existing ground is suitably stable for the proposed works, and proposed works will not create instability risks for surrounding land, buildings, or structures (see Special Information Requirements – Rule 28.12.1). iv. Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering standards
2. Earthworks – large scale (that exceed scale thresholds for a UCMA) {EW cl.16¹}	a. Effects on biodiversity	See Rule 10.5
3. <u>High trip generators:</u> {Trans cl.16²} • New or additions to parking areas, or extensions to existing parking areas that result in the creation of 50 or more new parking spaces {Trans cl.16}	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility {Trans cl.16}	See Rule 6.10

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **Trans cl.16:** A reference to 'high trip generators' has been added here, to clarify that this activity is assessed as a high trip generator under Transportation section rules. This does not result in a substantive change to the effect of provisions.



28.9.4 Assessment of restricted subdivision activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All subdivision activities	a. Effects on efficient and effective operation of Moana Pool	<i>Relevant objectives and policies:</i> i. Objectives 28.2.1, 2.3.1 ii. Subdivision does not adversely affect the efficient and effective operation of Moana Pool (Policy 28.2.1.5.b).
		See Rule 20.10	

Rule 28.10 Assessment of Discretionary Activities

Rule 28.10.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 28.10.2 provides guidance on how a consent application for the listed discretionary activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
 - b. potential circumstances that may support a consent application;
 - c. general assessment guidance, including any effects that will be considered as a priority; and
 - d. conditions that may be imposed.
3. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

28.10.2 Assessment of discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. • Noise - where the limit is exceeded by up to <u>less than</u> {PHS cl.16} 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 28.11 Assessment of Non-complying Activities

Rule 28.11.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 28.11.2 - 28.11.3 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
 - b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 28.11.2 - 28.11.4 apply as follows: {MF cl.16}
 - a. Rule 28.11.2 applies to non-complying land use activities; and
 - b. Rule 28.11.4 applies to non-complying performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

28.11.2 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
1. All non-complying land use activities	Relevant objectives and policies (priority considerations): a. Objectives 2.3.1, 2.3.3 b. Objective 28.2.1 c. Activities <u>that are {MF cl.16}</u> not ancillary to a major recreation facility activity {MF cl.16}: i. are related to or support Moana Pool, or have other operation requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Moana Pool; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 28.2.2 and its policies (Policy 28.3.1.3). General assessment guidance: d. In assessing the significance of effects consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. e. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. Relevant guidance from other sections (priority considerations): f. See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16} g. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety {PHS cl.16} h. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua {MW 1071.3}
2. Commercial advertising {MF cl.16}	Relevant objectives and policies (priority considerations): {MF cl.16} a. Objective 2.4.1 {MF cl.16} b. Policy 2.4.1.6.c {MF cl.16}

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section,

for all non-complying activities. This does not change the effect of provisions.

² **Trans cl.16:** As a clause 16 amendment this content has been moved from Rule 28.11.3. This is not a substantive change to provisions.

28.11.3 Assessment of non-complying land-use activities {MF cl.16'}

Activity {MF cl.16'}	Guidance on the assessment of resource consents {MF cl.16'}
1. Commercial advertising in all zones {MF cl.16'}	Relevant objectives and policies (priority considerations): {MF cl.16'} a. Objective 2.4.1 {MF cl.16'} b. Policy 2.4.1.6.e {MF cl.16'}

¹ **MF cl.16:** As a clause 16 amendment this content has been moved to Rule 28.11.2. This is not a substantive change to provisions.

28.11.4 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. • Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 28.12 Special Information Requirements {Confirmed for deletion - EW cl.16}

EW cl.16: As a clause 16 amendment, Rule 28.12.1 Geotechnical investigation report has been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

29. Otago Museum

29.1 Introduction

Otago Museum first opened to the public in 1868 in the Exchange area south of the Octagon, and mainly displayed a collection of rocks and minerals as its foundation objects. The collection began to grow, and a larger, purpose-built site was needed. The site at the existing address – 419 Great King Street – was selected, with the foundation laid in December 1874. In August of 1877 the new building, designed by architect David Ross, was opened. The Otago Museum H D Skinner Annex (situated on the corner of the Museum Reserve) was opened in July 1879 and operated as the Dunedin North Post Office until the 1960s. It is now part of the Museum.

The management of the Museum was handed wholly to the University through the Otago Museum Act 1877 and was to remain vested in the University for almost 80 years, becoming a teaching museum and housing various University departments. Otago Museum is now managed by a Trust Board, established under the Otago Museum Trust Board Act 1996. The appointing bodies are the Dunedin City Council; the combined District Councils of Central Otago, Clutha and Waitaki; the University of Otago; the Association of Friends of the Otago Museum; the Otago Institute; and Manawhenua (the local Māori community).

The Museum comprises seven galleries, containing exhibits on Tākata Whenua, southern land and people, Otago natural and maritime history and cultures of the Pacific and wider world. The Animal Attic features nearly 3,000 historical specimens, and also within the Museum is the Discovery World Tropical Forest Tūhura Tropical Forest {MF cl.16} which contains live butterflies and an the {MF cl.16} interactive Discovery World of science Tūhura Otago Community Trust Science Centre {MF cl.16}.

The site is was {MF cl.16} zoned industrial in the operative plan The Dunedin City District Plan (2006) {PO cl.16}. Therefore, the key issue is was {MF cl.16} that the operative District Plan {MF cl.16} zoning is was {MF cl.16} neither efficient nor effective in terms of providing for the facility, enabling it to be further developed or redeveloped in the future, or in terms of managing its effects.

In response to this issue, the Second Generation Plan (2GP) this Plan proposes to apply applies {MF cl.16} an 'Otago Museum Zone' to the site. The Otago Museum Zone is tailored to provide for the continued efficient and effective operation of the Museum, while ensuring a reasonable level of amenity for surrounding streets and the Otago Museum Reserve. Entertainment and exhibition, conference, meeting and function, training and education and a range of community activities are provided for in the zone, and the Great King Street façade of the Museum and Otago Museum H D Skinner Annex Dunedin North Post Office (former) are listed as as scheduled heritage {MF cl.16} buildings.

The zone recognises the existing and foreseeable future uses of the Museum and provides certainty to the community regarding what land use activities can be expected to occur, while managing potential effects and ensuring compatibility with surrounding environments. The Otago Museum Zone is surrounded by Campus and Neighbourhood Centre Suburban Centre {MF cl.16} zones.

29.2 Objectives and Policies

Objective 29.2.1	
Otago Museum is able to operate efficiently and effectively.	
Policy 29.2.1.1	Enable entertainment and exhibition activities in the Otago Museum Zone.
Policy 29.2.1.2	Provide for conference, meeting and function, training and education and community activities where they are designed and operated in line with Objective 29.2.2 and its policies.
Policy 29.2.1.3	Only allow activities which are not provided for, where the following apply: a. the activities are related to or necessary to support the Otago Museum, or have other operational requirements which mean they need to locate within the zone; b. they will support the efficient and effective operation of Otago Museum; c. they are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and d. they are designed and operated in line with Objective 29.2.2 and its policies.
Policy 29.2.1.4	Enable land that is surplus to the needs of the Otago Museum to transition to the Campus Zone, so that future development that is not related to the Otago Museum ~~can~~ <u>will</u> {PO cl.16} be managed in accordance with the objectives and policies of this zone.
Policy 29.2.1.5	Only allow subdivision <u>activities</u> {PO cl.16} where: a. ~~it is~~ <u>they are</u> {PO cl.16} in accordance with the provisions of the Campus Zone; and b. the subdivision does not adversely affect the efficient and effective operation of Otago Museum.

Objective 29.2.2

Land use activities and development necessary for the continued operation of Otago Museum is enabled, while ensuring it achieves a reasonable level of amenity for surrounding streets and the Otago Museum Reserve.

Policy 29.2.2.1	Require buildings and structures to be of a height that: a. maintains adequate sunlight access to the adjoining Otago Museum Reserve; and b. avoids significant adverse wind effects.
Policy 29.2.2.2	Require outdoor storage areas to be located or screened so they are not visible from ground level of a public place.
Policy 29.2.2.3	Require ancillary signs visible from outside the zone to be located and designed to maintain the amenity of surrounding streets and the Otago Museum Reserve, including by being of an appropriate size and number to convey information to passing pedestrians and motorists, and not being too oversized or numerous for that purpose.
Policy 29.2.2.4	Require landscaping that provides a reasonable level of streetscape amenity along the boundary of parking areas.
Policy 29.2.2.5	~~Require conference, meeting and function, training and education and community activities to be designed, located and operated to primarily serve staff and visitors to the Otago Museum.~~ {MF 268.5}
Policy 29.2.2.6	Only allow buildings between 25m - 40m in height where ~~they contribute positively to adverse effects on the skyline vista of the city, particularly as viewed from Dunedin's inner hill suburbs across the harbour towards the Otago Peninsula, are minimised as far as practicable through the use of~~ by being of a {MF 308.343 and 308.497} quality and contextually appropriate architectural design.
Policy 29.2.2.7	Only allow buildings over 40m in height where: a. the height is essential to the operation of Otago Museum; and b. the height exceedance is minimal.

EW cl.16: As a clause 16 amendment, Objective 29.2.3 and its policies have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Rules

Rule 29.3 Activity Status

Rule 29.3.1 Rule location

The activity status tables in rules 29.3.3 to 29.3.5 specify the activity status of land use activities, development activities, and subdivision activities in the Otago Museum Zone and relevant overlay zones **{MF cl.16}**, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction **{PO cl.16}**
3. Network Utilities and energy generation **{NU 360.233}** (Section 5)
4. Transportation Activities **{PO cl.16}** (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A) **{EW cl.16}**

29.3.2 Activity status introduction

1. The activity status **{MF cl.16}** tables in rules 29.3.3 - 29.3.5 show the activity status of activities in the Otago Museum Zone, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. The nested tables in Section 1.3 **{MF cl.16}** are intended to be a complete list of activities and categories of activities. For any activity that is not covered by any of the defined activities in the nested tables, the activity status will be non-complying if the activity status of "all" or "all other" activities in the most closely related category is non-complying, otherwise it will be discretionary.

Performance Standards

6. Performance standards are listed in the far right column of the activity status tables.
7. Performance standards apply to permitted, controlled, and restricted discretionary activities.
8. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity ~~will become restricted discretionary, unless otherwise indicated by the relevant performance standard is indicated in the relevant performance standard rule.~~ **{PO cl.16}**.
9. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Activity-status Meaning {PO cl.16}
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

29.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Electrical interference b. Light spill c. Noise d. Minimum car parking
Commercial activities		Activity status	Performance standards
2.	Entertainment and exhibition	P	
3.	Commercial advertising	NC	
4.	Conference, meeting and function	P	
5.	Training and education	P	
X.	<u>Campus-affiliated office</u> {MF 308.5}	~~D~~ P {MF 308.5}	
6.	All other activities in the commercial activities category	D	
Community activities		Activity status	Performance standards
7.	Community and leisure - small scale	P	
8.	Community and leisure - large scale	RD	
9.	Early childhood education - small scale	P	
10.	Early childhood education - large scale	RD	
11.	All other activities in the community activities category	P	
Major facility activities		Activity status	Performance standards
12.	All activities in the major facility activities category	NC	
Residential activities		Activity status	Performance standards
13.	All activities in the residential activities category	NC	
Industrial activities		Activity status	Performance standards

14.	All activities in the industrial activities category	NC	
Rural activities		Activity status	Performance standards
15.	All activities in the rural activities category	NC	

29.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities		a. Setback from scheduled tree b. Boundary treatments
2.	Performance standards that apply to all buildings and structures activities		a. Number, design and location of ancillary signs b. Maximum height c. ~~Minimum floor level~~ {NH 917.27, 947.53 and others}
Buildings and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See rows 5-9)		Activity status	Performance standards
3.	~~All buildings and additions and alterations to buildings~~	~~P {MF cl.16²}~~	
4.	~~All other {MF cl.16²}~~ Buildings and structures activities	~~P~~	
Buildings and structures activities that affect a protected part of a scheduled heritage building or scheduled heritage structure		Activity status	Performance standards
5.	~~Repairs and maintenance or restoration {Her 547.91}~~	~~P~~	a. Materials and design
X.	<u>Restoration of a building or structure that has a Heritage New Zealand Category 1 listing as detailed in Appendix A1.1 {Her 547.91}</u>	~~P~~ <u>C</u> {Her 547.91}	a. Materials and design
Y.	<u>Restoration of all other scheduled heritage buildings and structures {Her 547.91}</u>	~~P~~	a. Materials and design
6.	Earthquake strengthening where external features only are protected	C	a. Materials and design
Z.	<u>Signs attached to buildings or structures {Her cl. 16³}</u>	~~P~~	
7.	All other additions and alterations	RD	
8.	Demolition	NC	
9.	Removal for relocation	RD	
Site development activities		Activity status	Performance standards
10.	Outdoor storage	P	a. Location and screening of outdoor storage

11.	Parking, loading and access	P	a. Parking, loading and access standards
12.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements
13.	~~Earthworks – small scale {EW cl.16}~~	P	a. ~~Earthworks standards~~
14.	~~Earthworks – large scale {EW cl.16}~~	RD	a. ~~Earthworks standards~~
15.	All other site development <u>activities</u> {MF cl.16}	P	

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **MF cl.16:** Removes repetition of activities.

³ **Her cl.16:** Rule restructured as a result of change to definition of additions and alterations and new definition of signs attached to buildings and structures. No substantive change to provisions.

Note 29.3.4A - General advice

1. ~~Under the Heritage New Zealand Pouhere Taonga Act 2014 it is an offence to modify or destroy an archaeological site without obtaining an archaeological authority from Heritage New Zealand (HNZ). An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand {Her 547.80}.~~ This is the case regardless of whether the land on which the site is located is **{Her 547.80}** designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
2. An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
3. Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
4. The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within the District. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed. **{MF cl.16}**

29.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	RD	a. Subdivision performance standards

Note 29.3.5A - Other RMA considerations {PO 490.4}

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

29.3.6 Transition to Campus Zone

On receipt of written notice from the landowner(s) of the Otago Museum Zone confirming that all or part of the land within the zone is surplus to requirements, the provisions of the Otago Museum Zone will no longer apply to that parcel of land and the provisions of the Campus Zone will apply in full.

Rule 29.4 Notification

1. Activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 29.5 Land Use Performance Standards

29.5.1 Electrical Interference

Land use activities must comply with Rule 9.3.2.

29.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

29.5.3 Minimum Car Parking

1. Otago Museum must provide a minimum of 17 parking spaces, including 1 mobility parking space.
2. Required parking spaces may be used for car, cycle or motorcycle parking, except for any required mobility parking spaces, which must be used for mobility car parking.
3. Parking spaces may be shared between land use activities (i.e. the same parking spaces may be used to fulfil the minimum car parking requirement for more than one land use activity), as long as the hours of operation of the land use activities do not overlap.
4. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

Note 29.5.3A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Performance **{MF cl.16}** Standards.

29.5.4 Noise

Land use activities must comply with Rule 9.3.6.

Rule 29.6 Development Performance Standards

29.6.1 Boundary Treatments

1. Where a building is not built to the street frontage, a landscaping area with a minimum width of 1.5m, must be provided along the full length of any road frontage (except for where vehicle access is provided).
2. Landscaping areas must:
 - a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
 - b. have an average of one tree for every 5m of frontage;
 - c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
 - d. be designed to allow surface water run-off from surrounding areas to enter;
 - e. be protected by a physical barrier that prevents cars from ~~accidentally driving into or~~ **{PO 360.213}** damaging plants;
 - f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum **{PO 360.213}** height of 5m within 10 years of planting;
 - g. be planted prior to occupation ~~or completion~~ of any relevant building(s) or upon completion of site development activities **{MF cl.16}**; and
 - h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any required road frontage landscaping required by this rule **{PO 360.213}**.
4. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

29.6.2 Earthworks Standards **{Confirmed to be replaced by 8A.5 - EW cl.16¹}**

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

29.6.3 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

29.6.4 Location and Screening of Outdoor Storage

1. Service areas must be located or screened so that they are not visible at ground level from adjacent residential activities, residential zoned properties, or public places.
2. Outdoor storage, including service areas, must not encroach into required parking, loading or landscaping areas.
3. Materials stored outside must be stored in a way that prevents them contaminating any off-site area.
4. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

29.6.5 Materials and Design

Repairs and maintenance, restoration and earthquake strengthening ~~that affect the protected part of a scheduled heritage building or structure~~ **{Her cl.16¹}** must comply with Rule 13.3.2.

¹ **Her cl.16:** wording of rule amended as a minor change to be consistent across the plan and reflect Rule 13.3.2.

29.6.6 Maximum Height

1. The maximum height for new buildings and structures, and additions and alterations, must not exceed 25m above ground level.
2. Rooftop structures are exempt from the performance standard for maximum height, provided they do not exceed the maximum height limit by more than 5m.
3. Activities that contravene the performance standard for maximum height but are no greater than 40m in height are a restricted discretionary activity.
4. Activities that are over 40m in height are a discretionary activity.

29.6.7 Minimum Floor Level {Confirmed for deletion - NH 917.27, 947.53 and others}

New buildings (including residential buildings) to be used for natural hazards ~~{NH cl.16}~~ sensitive activities in the Hazard 3 (flood) Overlay Zone must comply with Rule 11.3.3: ~~{NH 917.27, 947.53 and others}~~

29.6.8 Number, Design and Location of Ancillary Signs

29.6.8.1 General

- a. Signs visible from outside the Otago Museum Zone must comply with the following standards, except that ~~{MF cl.16}~~:
 - i. ~~signs not visible from outside the Otago Museum Zone are exempt from these standards; and {MF cl.16}~~
 - ii. ~~signs within the Otago Museum Zone which are required for the purposes of a 'regulatory' (requiring or prohibiting specified actions), 'warning' (informing of hazards or of other features requiring a safe response) or 'directional' (identifying the location of, or direction to, destinations, routes and building entrances) function, are exempt from these standards: regulatory signs, warning signs, or directional signs {CMU 271.18 and others}~~
- b. Signs located on or ~~{PO cl.16}~~¹ above the footpath must comply with Rule 6.7.2.
- c. Signs must comply with Rule 6.7.3 where visible from a road.
- d. Signs must not be illuminated or digital.
- e. Signs higher than 4m above ground level must only display the business name or major facility name.
- f. ~~Signs other than those specified in rules 29.6.8.2 and 29.6.8.3 are not allowed. {MF cl.16}~~
- g. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities. ~~{PO cl.16}~~

¹ **PO cl.16:** Amended to reflect requirements of Rule 6.7.2

29.6.8.2 Signs attached to buildings

- a. The height, above ground level, at the highest point of any sign, attached to a building is 8m.
- b. Signs must not be attached to roofs.
- c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
- d. Signs attached flat against a building must:
 - i. not cumulatively exceed 15% of the total wall area (excluding windows) that face the road frontage, or 8m², whichever is lesser; and
 - ii. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.
- e. if attached on the underside of a verandah or protruding from a building façade, must:
 - i. have a maximum area per display face of 2m²;
 - ii. where attached to the façade of a building, must not project more than 1.5m from the façade to which it is attached;
 - iii. have a maximum of two display faces per sign; and
 - iv. not exceed one sign per 15m of street frontage.

29.6.8.3 Freestanding signs

- a. The maximum number of permanently fixed freestanding signs is two per site or 1 per 50m of street frontage, whichever is the lesser.
- b. The maximum number of portable freestanding signs is two per site or one per 50m of street frontage, whichever is the lesser.
- c. The maximum dimensions of freestanding signs are:
 - i. maximum height of 6m for permanently fixed freestanding signs;
 - ii. maximum height of 4m for portable freestanding signs;
 - iii. maximum area of 12m² per display face for permanently fixed freestanding signs;
 - iv. maximum area of 8m² per display face for portable freestanding signs;
 - v. maximum width of 2m; and
 - vi. maximum depth of 400mm **{PO cl.16}**.
- d. Portable freestanding signs must only be located in the Otago Museum Reserve and must not be located on the road reserve.
- e. ~~Permanently fixed and portable~~ **{PO cl.16}** Freestanding signs must:
 - i. ~~not obstruct driveways, parking or loading areas; and not obstruct parking, loading and access areas; and~~ **{PO cl.16}**
 - ii. be positioned entirely within the site boundaries.

Note 29.6A – Other relevant District Plan provisions {PO cl.16¹}

1. Commercial advertising is a non-complying land use activity in all zones except the Airport Zone. **{PO cl.16}**
2. See Section 3 Public Amenities for the rules related to public noticeboards. **{PO cl.16}**
3. See Section 4 Temporary Activities for the rules related to temporary signs. **{PO cl.16}**

¹ **PO cl.16:** Deleted as definition of "Signs" amended to clarify how different signs are managed in the Plan.

Note 29.6.8B - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also: **{PO cl.16}**
 - a. NZ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs and Signs on State Highways Bylaw* {PO cl.16 and Trans 881.137}
 - b. Dunedin City Council Commercial Use of Footpaths Policy.
 - c. Dunedin City Council Roadway Bylaw.
 - d. Dunedin City Council Traffic and Parking Bylaw. {PO cl.16}

29.6.9 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

29.6.10 Setback from Scheduled Tree

~~New buildings and~~ **{MF cl.16}** Structures, additions ~~and~~ or alterations, earthworks **{EW cl.16}**¹ and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

¹ **EW cl.16:** As a clause 16 amendment, reference to earthworks in the setback from scheduled tree standards in all management and major facility zones have been moved to setback standards in the new city-wide section (Rule 8A.5.11). Any amendments to provisions as a result of submissions are shown there.

Rule 29.7 Subdivision Performance Standards

Subdivision activities must comply with Rule 34.7.

Rule 29.8 Assessment of Controlled Activities

Rule 29.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 29.8.2:
 - a. lists the matters over which Council has reserved its control; and
 - b. provides guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
 - ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 29.9; and
 - iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 29.11; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 29.12; and
 - iii. the assessment guidance in this section will also be considered.

29.8.2 Assessment of all controlled activities

Development activity	Matters of control	Guidance on the assessment of the resource consents

29.8.2 Assessment of all controlled activities

Development activity	Matters of control	Guidance on the assessment of the resource consents
1. <u>Affecting a scheduled heritage building or a scheduled heritage structure: {Her cl.16}</u> • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • <u>Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1) {Her 547.91}</u>	a. Effects on heritage values	See Rule 13.4

Rule 29.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 29.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 29.9.2 - 29.9.5:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 29.9.2 - 29.9.5 apply as follows: {MF cl.16}
 - a. Rule 29.9.2 applies to all performance standard contraventions;
 - b. Rule 29.9.3 applies to land use performance standard contraventions;
 - c. Rule 29.9.4 applies to development performance standard contraventions; and
 - d. Rule 29.9.5 applies to subdivision performance standard contraventions. {MF cl.16}

29.9.2 Assessment of all performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	<i>Relevant objectives and policies:</i> a. Objective 29.2.1 <i>Potential circumstances that may support a consent application include:</i> b. The degree of non-compliance with the the {MF cl.16} performance standard is minor. c. The need to meet other performance standards, or topography or other site specific factors, make meeting the standard impracticable. d. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. e. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. <i>General assessment guidance:</i> f. Where more than one standard is contravened, the combined effects of the contraventions should be considered. g. In balancing consideration of the objectives and policies related to the maintenance of heritage values or heritage precinct streetscape character and those related to general amenity, greater weight will usually be placed on heritage policies.

29.9.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Electrical interference	a. Effects on health and safety	See Rule 9.4
2. Minimum car parking	a. Effects on the safety and efficiency of the transport network b. Effects on <u>accessibility</u> {Trans cl.16}	See Rule 6.9

¹ **Trans cl.16:** Under Transportation section assessment rules (Rule 6.9.3.6.a), 'effects on accessibility' is a matter of discretion for contraventions of minimum car parking performance standards. However, this matter of discretion was inadvertently omitted from notified Section 29 assessment rules. The correction of this error, via the addition of Rule 29.9.3.2.b, does not result in a substantive change to the effect of provisions.

29.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Boundary treatments	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 29.2.2 ii. Require landscaping that provides a reasonable level of streetscape amenity along the boundary of parking and loading {MF cl.16} areas (Policy 29.2.2.4). <i>Potential circumstances that may support a consent application include:</i> iii. The landscaping will be effective in breaking up (softening) carparking areas when viewed from the street.
2.	Earthworks standards: • Batter gradient {EW cl.16} ¹	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 29.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by using a batter gradient that will be stable over time (Policy 29.2.3.1.b). <i>Conditions that may be imposed include, but are not limited to:</i> iii. Maximum slopes of cut and fill batters. iv. Time limits for retaining wall installation to avoid leaving a cut slope unsupported for an extended period. v. Temporary shoring requirements to maintain stability before a wall is constructed. vi. Supervision and monitoring requirements for retaining wall construction and standard earthworks construction.
3.	Earthworks standards: • Setback from property boundary, buildings, structures and cliffs {EW cl.16} ¹	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 29.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by being set back an adequate distance from property boundaries, buildings and cliffs (Policy 29.2.3.1.a).
4.	Earthworks standards • Setback from network utilities {EW cl.16} ¹	a. Effects on efficient and effective operation of network utilities b. Effects on health and safety	See Rule 5.7

29.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Earthworks standards: • Sediment control {EW cl.16} ¹	a. Effects on surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 29.2.3 ii. Earthworks and any associated retaining structures are designed and located to minimise adverse effects on surrounding sites and the wider area by managing earthworks to avoid sediment run-off, including on to any property, or into any stormwater pipes, drains, channels or soakage systems, or the coastal marine area {EW 1071.106} (Policy 29.2.3.2.b).
		b. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.4
		c. Effects on the efficiency and/or affordability of infrastructure	See Rule 9.4
6.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.4
		b. Risk from natural hazards {PO cl.16}	See Rule 11.4 {PO cl.16}
7.	Location and screening of outdoor storage	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 29.2.2 ii. Require outdoor storage areas, to be located or screened so they are not visible from ground level of a public place (Policy 29.2.2.2). <i>Potential circumstances that may support a consent application include:</i> iii. Screening would restrict accessibility by service vehicles or access to the service area for everyday use. iv. The site layout prevents the outdoor storage areas from being visible from any public place without additional screening being required.

29.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
8.	<u>Affecting a scheduled heritage building or scheduled heritage structure</u> { <i>Her cl.16</i> } • Materials and design	a. Effects on heritage values (~~work on~~ scheduled heritage buildings or structures) { <i>MF cl.16</i> }	See Rule 13.5
9.	Maximum height (<u>no greater than 40m in height</u>) { <i>MF cl.16</i> }	a. Effects on pedestrian amenity	<i>Relevant objectives and policies:</i> i. Objective 29.2.2 ii. Buildings and structures are of a height that: 1. maintains adequate sunlight access to the adjoining Otago Museum Reserve; and 2. avoids significant adverse wind effects (Policy 29.2.2.1). iii. ~~Only allow buildings~~ <u>Buildings</u> between 25m - 40m in height <u>where they contribute positively to the skyline vista of the city, by being of a quality and contextually appropriate architectural design</u> ~~minimise, as far as practicable, adverse effects on the skyline vista of the city, particularly as viewed from Dunedin's inner hill suburbs across the harbour towards the Otago Peninsula, through the use of quality and contextually appropriate architectural design~~ {<i>MF 308.343 and 308.497</i>} (Policy 29.2.2.6). <i>Potential circumstances that may support a consent application include:</i> iv. Sunlight admission to the footpath, street and Otago Museum Reserve is maintained
10.	Minimum floor level (hazard overlays) { <i>NH 917.27, 947.53 and others</i> }	a. Risk from natural hazards	See Rule 11.4

29.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
11.	Number, design and location of ancillary signs	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 29.2.2 ii. Require ancillary signs visible from outside the zone to be located and designed to maintain the amenity of surrounding streets and the Otago Museum Reserve, including by being of an appropriate size and number to convey information to passing pedestrians and motorists, and not being too oversized or numerous for that purpose (Policy 29.2.2.3). <i>Potential circumstances that may support a consent application include:</i> iii. An attractive streetscape is maintained. iv. The high amenity of the Otago Museum Reserve is maintained. v. The visual cohesion of the street is maintained by the increase in size or number of signs.
		b. Effects on the safety and efficiency of the transport network	See Rule 6.9
12.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.9
13.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

29.9.5 Assessment of subdivision performance standard contraventions

Performance standard		Guidance on the assessment of resource consents
1.	Subdivision performance standards	See Rule 34.9

Rule 29.10 Assessment of Restricted Discretionary Activities

Rule 29.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 29.10.2 - 29.10.5:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how a consent application will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 29.10.2 - 29.10.5 apply as follows: {MF cl.16}
 - a. Rule 29.10.2 applies to all restricted discretionary activities;
 - b. Rule 29.10.3 applies to restricted discretionary land use activities;
 - c. Rule 29.10.4 applies to restricted discretionary development activities; and
 - d. Rule 29.10.5 applies to restricted discretionary subdivision activities. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to ~~minimize~~ minimise {cl.16} any adverse effects from the land use activity or create mitigating positive effects.
5. Where a restricted discretionary activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ {PO cl.16} then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 29.9; and
 - iv. the matters of discretion in this section will be assessed as indicated.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 29.11; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 29.12; and
 - iii. the assessment guidance in this section will also be considered.

29.10.2 Assessment of all restricted discretionary activities

Activity	Guidance on the assessment of resource consents
1. All restricted discretionary activities	a. the degree of non-compliance with the performance standard is minor

29.10.3 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
A. All high trip generators, which include: {Trans cl.16} any activities that generate 250 or more vehicle movements a day {Trans cl.16}	a. Effects on accessibility {Trans cl.16} b. Effects on the safety and efficiency of the transport network {Trans cl.16}	See Rule 6.10 {Trans cl.16}
1. - Early childhood education - large scale - Community and leisure - large scale	a. Effects on the safety and efficiency of the transport network	See Rule 6.10

¹ **Trans cl.16:** Under Transportation section assessment rules (Rule 6.10.2.7a&b), 'effects on accessibility' and 'effects on safety and efficiency of the transport network' are matters of discretion for high trip generators, which include land use activities that generate 250 or more vehicle movements a day. However, the rule necessary to link to Rule 6.10.2.7 was inadvertently omitted from notified Section 29 assessment rules. The correction of this error, via the addition of Rule 29.10.3.A, does not result in a substantive change to the effect of provisions.

29.10.4 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. Activities affecting a <u>scheduled heritage building</u> or <u>scheduled heritage structure</u>: {Her cl.16} - All other Additions and alterations that affect a <u>protected part of a scheduled heritage building or scheduled heritage structure</u> {MF cl.16} - Removal for relocation of buildings and structures activities that affect a protected part of a scheduled heritage building or scheduled heritage structure {Her cl.16}	a. Effects on heritage values	See Rule 13.6

29.10.4 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
2. Earthworks – large scale (that exceed the scale thresholds for the Otago Museum Zone) {EW cl.16} ¹	a. Effects on visual amenity and character b. Effects on the amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 29.2.3 ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not possible, adequately mitigated (Policy 29.2.3.3.a). iii. Adverse effects on the amenity of surrounding properties, including from changes to drainage patterns, will be avoided or, if avoidance is not possible, adequately mitigated (Policy 29.2.3.3.b). <i>Potential circumstances that may support a consent application include:</i> iv. There is no, or only minimal, alteration to the natural landform. v. Any cut or fill will be restored or treated to resemble natural landforms. vi. The earthworks will not remove or effect existing vegetation or landscaping. <i>Conditions that may be imposed include, but are not limited to:</i> vii. Measures to minimise visual effects, e.g. requirements for revegetation and/or landscaping. viii. Maximum slopes of cut and fill batters. ix. Measures to divert surface water and rain away from, or prevent from discharging over, batter faces and other areas of bare earth. x. Measures to ensure there are no adverse effects from changes to drainage patterns on surrounding properties. xi. Requirement to de-compact soils; to take other remedial action to ensure the natural absorption capacity of the soils is not reduced; or to use other mitigation measures to ensure the overall absorption of rain water on-site is not diminished.

29.10.4 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
	c. Effects on the stability of land, buildings, and structures	<i>Relevant objectives and policies:</i> i. Objective 29.2.3 ii. Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not possible, adequately mitigated (Policy 29.2.3.3.c). <i>Potential circumstances that may support a consent application include:</i> iii. A geotechnical report confirms the existing ground is suitably stable for the proposed works, and proposed works will not create instability risks for surrounding land, buildings, or structures (see Special Information Requirements – Rule 29.13.1). iv. Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering standards
3. Earthworks – large scale (that exceed scale thresholds for a hazard (flood) overlay zone {EW cl.16} ¹)	a. Risk from natural hazards	See Rule 11.5
4. Parking, loading and access which creates 50 or more new parking spaces {Trans cl.16} ²	a. Effects on the safety and efficiency of transport network {Trans cl.16}	See Rule 6.10 {Trans cl.16}

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **Trans cl. 16:** Parking, loading and access which creates 50 or more new parking spaces is not an activity managed under this zone and its inclusion in the assessment of restricted discretionary development activities was done so erroneously.

29.10.5 Assessment of restricted discretionary subdivision activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. Subdivision	a. Effects on the efficient and effective operation of Otago Museum See Rule 34.10	<i>Relevant objectives and policies:</i> i. Objectives 29.2.1, 2.3.1 ii. Subdivision does not adversely affect the efficient and effective operation of Otago Museum (Policy 29.2.1.5.b).

Rule 29.11 Assessment of Discretionary Activities

Rule 29.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 29.11.2 and 29.11.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
 - b. potential circumstances that may support a consent application;
 - c. general assessment guidance, including any effects that will be considered as a priority; and
 - d. conditions that may be imposed.
3. Rules 29.11.2 and 29.11.3 apply as follows: {MF cl.16}
 - a. Rule 29.11.2 applies to discretionary activities; and
 - b. Rule 29.11.3 applies to discretionary performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

29.11.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents

29.11.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
1. <u>All discretionary land use activities which include: {MF cl.16}</u> Commercial activities (except conference, meeting and function, entertainment and exhibition, campus-affiliated office, {MF 308.5} commercial advertising {MF cl.16} and training and education)	<i>Relevant objectives and policies (priority considerations):</i> - Objectives 2.3.1, 2.3.3 - Objective 29.2.1 - Activities that are not provided for: - are related to or necessary to support the Otago Museum, or have other operational requirements that mean they need to locate in the zone; - support the efficient and effective operation of Otago Museum; - are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - are designed and operated in line with Objective 29.2.2 and its policies (Policy 29.2.1.3). <i>Potential circumstances that may support a consent application include:</i> - For discretionary land use activities, whether any associated development activities meet relevant development performance standards, or are otherwise consistent with relevant objectives and policies for development (see Rule 29.9 for <u>assessment of {MF cl.16}</u> performance standard contraventions). - All relevant land use performance standards are met, including noise and light spill standards. <i>General assessment guidance:</i> - In assessing the significance of effects, consideration will be given to: - short to long term effects, including effects in combination with other activities; and - the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. - In assessing activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered: {MF cl.16²} <i>Relevant guidance from other sections (priority considerations):</i> - See Section 6.11 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16¹} - See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety. {PHS cl.16} - See Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values

29.11.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
	<u>of Manawhenua. {MW 1071.3}</u>

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all discretionary activities. This does not change the effect of provisions.

² **MF cl.16:** Not relevant.

29.11.3 Assessment of discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. - Noise - where the limit is exceeded by ~~up to~~ <u>less than</u> {PHS cl.16} 5dB LAeq (15min) - Light spill - where the limit is exceeded by 25% or less	<i>Relevant guidance from other sections (priority considerations):</i> See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
2. Maximum height (buildings over 40m in height)	<i>Relevant objectives and policies:</i> - Objective 29.2.2 - Buildings and structures are of a height that: - maintains adequate sunlight access to the adjoining Otago Museum Reserve; and - avoids significant adverse wind effect (Policy 29.2.2.1). - Only allow buildings over 40m in height where: - the height is essential to the operation of Otago Museum; and - the height exceedance is minimal (Policy 29.2.2.7) Potential circumstances that may support a consent application include: - Sunlight admission to the footpath, street and Otago Museum Reserve is maintained

Rule 29.12 Assessment of Non-complying Activities

Rule 29.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 29.12.2 and 29.12.3 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
 - b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 29.12.2 and 29.12.3 apply as follows: **{MF cl.16}**
 - a. Rule 29.12.2 applies to non-complying activities; and
 - b. Rule 29.12.3 applies to non-complying performance standard contraventions. **{MF cl.16}**
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

29.12.2 Assessment of non-complying activities

Activity	Guidance on the assessment of resource consents
1. All non-complying activities including ~~all activities in but not limited to activities listed below~~ {MF cl.16} : ~~the major facilities activities category~~ ~~the residential activities category~~ ~~the industrial activities category~~ ~~the rural activities category~~ {MF cl.16}	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 2.3.1, 2.3.3 b. Objective 29.2.1 c. Activities that are not provided for are only allowed where they: i. are related to or necessary to support the Otago Museum; ii. have other operational requirements which mean they need to locate within the zone; iii. will support the efficient and effective operation of Otago Museum; iv. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and v. are designed and operated in line with Objective 29.2.2 and its policies. (Policy 29.2.1.3). <i>Relevant guidance from other sections (priority considerations):</i> d. See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16} e. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety. {PHS cl.16} f. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua. {MW 1071.3}

29.12.2 Assessment of non-complying activities

Activity	Guidance on the assessment of resource consents
2. Commercial advertising in all zones {PO cl.16}	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.4.1 b. Policy 2.4.1.6.c
3. Demolition of a protected part of a scheduled heritage building or scheduled heritage structure	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects related to heritage values.

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all non-complying activities. This does not change the effect of provisions.

29.12.3 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. • Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 29.13 Special Information Requirements {Confirmed to be deleted - EW cl.16}

EW cl.16: As a clause 16 amendment, Rule 29.13.1 Geotechnical investigation report has been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

30. Port

30.1 Introduction

Port Chalmers is located on the northern side of Otago Harbour. The locality, known to Māori as Kōpūtai, is where local Ngāi Tahu sold the Otago block to the New Zealand Company in 1844. A European town was founded there when Otago was settled in 1848. The Union Steam Ship Company started in 1875 and in 1882 the first frozen meat shipped from New Zealand to the northern hemisphere left from the port. Port Chalmers ('the Port') became the lower South Island's deep-water container port in 1977. The port is a major exporter of meat, dairy, fish, forestry products and apples, and hosts cruise ships throughout the summer.

The key resource management issues with regard to the Port relate to noise, glare/light spill, and effects on the amenity of nearby residential land uses, as well as a need to provide for the expansion of port activities. Notably, while the operative Dunedin City District Plan (2006) **{Port cl.16}** applies a specific Port Zone to Port Chalmers the Port, it does not provide for future expansion and changes in the nature of port activities.

In response to these issues, **{PO cl.16}** the Second Generation Plan (2GP) this Plan, **{Port cl.16}** proposes to amend **{PO cl.16}** the "Port Zone" that applies to the site. The zone **{PO cl.16}** applies to the existing operational area of the port and includes land which extends from MacAndrew Road and Peninsula Beach Road to the coast, and sites on Beach Street.

The intent objectives **{PO cl.16}** of the zone is for Port Chalmers are to enable the Port **{PO cl.16}** to operate efficiently and effectively as a key shipping and passenger port for the region, while managing effects on the amenity of surrounding zones so that adverse effects are avoided or mitigated as far as practicable, and people's health and safety is maintained.

Only industry, and port and community and leisure - small scale **{Port 737.28}** activities are provided for in the zone. Both of these Industry and port **{Port 737.28}** activities are broadly defined, and incorporate all activities associated with the normal operation of the port. Potential adverse effects of port activity on surrounding properties are managed through:

- performance standards focused on the management of the effects of noise (including through port funded acoustic insulation of existing residential properties buildings within a noise affected property **{Port 737.25}**) within a mapped area (**port noise control mapped area**);
- managing the establishment of new noise sensitive activities within the **port noise control mapped area**;
- restricting the height of shipping container stacks, with a greater restriction at Back Beach and Boiler Point compared to the rest of the Port Zone;
- applying a light spill performance standard measured at the boundary of residential zoned sites; and
- not allowing requiring the storage of materials outside (including logs, woodchips or fertiliser) to be undertaken in a manner which ensures material will not become windblown or contaminate any off-site areas north of George Street in Port Chalmers (Boiler Point area): **{Port 737.25}**

30.2 Objectives and Policies

Objective 30.2.1	
The p <u>Port</u> at Port Chalmers is able to operate efficiently and effectively as a key shipping and passenger port for the region.	
Policy 30.2.1.1	Enable port activities, including activities that are ancillary to port activities.
Policy 30.2.1.2	Provide for industry in recognition that this activity is compatible with the operation of the p <u>Port</u> and can support its efficient and effective operation.
Policy 30.2.1.3	Avoid the establishment of activities that are not related to the operation of the p <u>Port</u> and may conflict with the ability of the p <u>Port</u> to operate efficiently and effectively.
Policy 30.2.1.4	Only allow subdivision <u>activities</u> {PO cl.16} where necessary for: - the operation of the p<u>Port</u> at Port Chalmers; or - the disposal of surplus land in accordance with Policy policies 2.3.1.4 and {Port cl.16} 2.3.1.6, and the objectives and policies of the Industrial Port Zone.
Objective 30.2.2	
Land use, development and subdivision activities necessary for the p <u>Port</u> at Port Chalmers to operate efficiently and effectively ~~is~~ <u>are</u> enabled while: - adverse effects on the amenity of surrounding zones are avoided or mitigated as far as practicable; and - people's health and safety is maintained.	
Policy 30.2.2.1	Require buildings, structures and outdoor storage, including shipping containers, to be of a height that avoids or mitigates significant adverse effects on visual amenity in Port Chalmers and Carey's Bay, as far as practicable.
Policy 30.2.2.2	Require fertiliser, woodchips <u>and other materials</u> {Port 737.26} to be stored in a <u>location and manner and in an area</u> {Port 737.26} where they ~~will not~~ <u>are unlikely to</u> {Port 737.26} become windblown and will not contaminate any off-site areas.
Policy 30.2.2.3	Require ancillary signs to be located and designed to maintain streetscape amenity including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles and not being oversized or too numerous for what is necessary for that purpose.
Policy 30.2.2.4	Require land use activities to operate, and development to be designed, to ensure that adverse effects from noise on the health of people ~~can~~ <u>will</u> {PO cl.16} be avoided or, ~~if avoidance is not possible, adequately mitigated~~ <u>minimised as far as practicable.</u> {Port 391.2} .

EW cl.16: As a clause 16 amendment, Objective 30.2.3 and its policies have been moved to the new city-wide section (Section 8A) Any amendments to provisions as a result of submissions are shown there.

Rules

Rule 30.3 Activity Status

30.3.1 Rule location

The activity status tables in rules Tables 30.3.3 to 30.3.5 in Rule 30.3.2 specify the activity status of land use activities, development activities, and subdivision activities in the Port Zone and relevant overlay zones **{Port cl.16}**, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction **{PO cl.16}**
3. Network Utilities and energy generation **{NU 360.233}** (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities **{PO cl.16}** (Section 8)
7. Earthworks (Section 8A) **{EW cl.16}**

30.3.2 Activity status introduction

1. The activity status **{MF cl.16}** tables in rules 30.3.3-30.3.5 show the activity status of activities in the Port Zone and the overlay zones indicated **{Port cl.16}**, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.36 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. The nested tables in Section 1.36 are intended to be a complete list of activities and categories of activities. For any activity that is not covered by any of the defined activities in the nested tables, the activity status will be non-complying if the activity status of "all" or "all other" activities in the most closely related category is non-complying, otherwise it will be discretionary.

Performance Standards

6. Performance standards are listed in the far right column of the activity status tables.
7. Performance standards apply to permitted, controlled, and restricted discretionary activities.
8. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity ~~will become restricted discretionary, unless otherwise indicated by the relevant performance standard~~ is indicated in the relevant performance standard rule. **{PO cl.16}**.
9. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Activity-status Meaning {PO cl.16}
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

30.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Electrical interference b. Light spill
Major facility activities		Activity status	Performance standards
2.	Port	P	a. Port Noise Management {Port 391.2}
3.	All other activities in the major facility activities category	NC	
Industrial activities		Activity status	Performance standards
4.	Industry	P	a. Minimum vehicle loading b. Noise (Rule 9.3.6) {Port cl.16}
Commercial activities		Activity status	Performance standards
5.	All activities in the commercial activities category	NC	
Community activities		Activity status	Performance standards
X. {Port 737.28}	Community and leisure - small scale {Port 737.28}	NC P {Port 737.28}	
6.	All other {Port 737.28} activities in the community activities category	NC	
Rural activities		Activity status	Performance standards
7.	All activities in the rural activities category	NC	
Residential activities		Activity status	Performance standards
8.	All activities in the residential activities category	NC	

30.3.4 Activity status table - development activities

Buildings and structures activities		Activity status	Performance standards
1.	All buildings and structures activities	P	a. Maximum height b. Number, location ~~ed~~ and designed of ancillary signs {Port cl.16}
Site development activities		Activity status	Performance standards
2.	Earthworks – <i>small scale</i> {EW cl.16’}	P {EW cl.16’}	a. Earthworks standards {EW cl.16’}
3.	Earthworks – <i>large scale</i> {EW cl.16’}	RD- {EW cl.16’}	a. Earthworks standards {EW cl.16’}
4.	Outdoor storage	P	a. Location of outdoor storage (fertiliser, woodchips and logs) b. Maximum height c. Securing of outdoor storage {Port cl.16}
5.	Parking, loading and access	P	a. Parking, loading and access standards
6.	Storage and use of hazardous substances {PHS 85.1}	P	a. Hazardous substances quantity limits and storage requirements
7.	All other site development activities	P	

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Note 30.3.4A - General advice

- Under the Heritage New Zealand Pouhere Taonga Act 2014 it is an offence to modify or destroy an archaeological site without obtaining an archaeological authority from Heritage New Zealand (HNZ). An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand {Her 547.80}. This is the case regardless of whether the land on which the site is located is **{Her 547.80}** designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
- An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
- Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
- The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within the District. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.

30.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	RD	a. Subdivision performance standards

Note 30.3.5A - Other RMA considerations {PO 490.4}

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

Rule 30.3.6 Transition to the Industrial Port Zone

On receipt of written notice from the Port of Otago to Dunedin City Council confirming that all or part of the land within the pPort zZone is surplus to the requirements of the Port of Otago, the provisions of the Port Zone will no longer apply to that parcel of land and the provisions of the Industrial Port Zone will apply in full.

Rule 30.4 Notification

- Activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 30.5 Land Use Performance Standards

30.5.1 Electrical Interference

Land use activities must comply with Rule 9.3.2.

30.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

30.5.3 Minimum Vehicle Loading

- Land use activities must provide on-site vehicle loading and manoeuvring as follows: **{Trans cl.16}**

Activity {Trans cl.16}	Minimum vehicle loading {Trans cl.16}
a. Industry {Port cl.16}	Industry activity on all sites must provide one {Trans cl.16} loading space; {Trans cl.16} to accommodate an 8m rigid truck (see Figure 6-14J 6B.10 {Trans cl.16}).

- Required vehicle loading must be designed and constructed to comply with Rule 6.6.2. **{Trans cl.16}**
- Activities that contravene this performance standard are restricted discretionary activities. **{PO cl.16}**

¹ **Trans cl.16:** To align with rule structure in rest of Plan

30.5.4 Port Noise Management {was "Port Noise" - Port 391.2}

- For all port activity, the Port Operator The operator of the port **{Port cl.16}** at Port Chalmers must:
 - develop a noise management and noise mitigation plan for Port Chalmers to provide for noise minimisation, mitigation of the effects of port noise and community liaison;
 - investigate and adopt the best practicable option to minimise port noise emissions, including specific measures to reduce the occurrence of loud, single noise events (including those associated with handling containers and logs); **{Port 516.1}**
 - produce and, at all times, operate in accordance with a port noise management plan, which must include, but is not limited to, the matters set out in Appendix 30A;
 - implement and annually update **{Port 391.2}** a port noise mitigation plan for the purchase or acoustic treatment of noise affected properties, which must include, but is not limited to, the matters set out in Appendix 30B; and
 - establish, maintain and participate in a port noise liaison committee, which must operate in accordance with the requirements set out in Appendix 30C.
- The measurement of port noise must be in accordance with NZS6801:2008 Acoustics – Measurement of Environmental Sound, and assessment must be in accordance with NZS6809:1999 Acoustics – Port Noise Management and Land Use Planning, provided that: **{Port 391.2 and 516.1}**
 - subject to Rule 9.3.6.6 a., the rating level described in clause 7.3 of NZS6809:1999 Acoustics – Port Noise Management and Land Use Planning must be determined for the sole purpose of defining any Leq (15 min) sound level, required for the purposes of Appendices 30A and 30B; and **{Port 391.2}**
 - adjustments for any special audible characteristics to any Leq (15 min) made in accordance with clause

7.3 and A6 of NZS6809:1999 must, except for audible warning devices, not apply to noise from log and container handling activities. **{Port 516.1}**

3. For the purpose of comparison with noise criteria specified in Appendix 30B the following apply: **{Port 391.2}**
 - a. in calculating any L_{dn} (5 day average), one ship visit of up to five days duration, must be deemed to be one occasion; and **{Port 391.2}**
 - b. in assessing any Leq (15 min) sound level between 10pm and 7am the following day, one ship visit of up to five days duration must be deemed to be one occasion. **{Port 391.2}**
4. Port activity that does not comply with contravenes **{PO cl.16}** the performance standard for Port Noise Management **{Port 391.2}** is a non-complying activity.

Note: Industry must comply with Rule 9.3.6. **{Port cl.16}**

30.5.5 Noise {confirmed for addition - Port cl.16¹}

Industry must comply with Rule 9.3.6. {Port cl.16¹}

¹ **Port cl.16:** To clarify that Industry must comply with Rule 9.3.6, instead of relying on rule reference in activity status table and to align with standard drafting protocol, no substantive change to rules.

Rule 30.6 Development Performance Standards {was "Development Activities Performance Standards" - Port cl.16}

30.6.1 Earthworks Standards {Confirmed to be replaced by 8A.5 - EW cl.16¹}

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

30.6.2 Hazardous Substances Quantity Limits and Storage Requirements {Confirmed for deletion - PHS 85.1}

~~The storage and use of hazardous substances must comply with Rule 9.3.4. {PHS 85.1}~~

30.6.3 Location of Outdoor Storage

1. Woodchips and logs must not be stored in the **port wood exclusion mapped area**.
2. Fertiliser must not be stored outside, or in a building that is not fully enclosed.
3. Materials must be stored in a way that prevents materials contaminating any off-site area. {Port cl. 16¹}

¹ **MF cl.16:** As a clause 16 amendment, this content has been moved from 30.6.7. This is not a substantive change.

Port Wood Exclusion Mapped Area



Image updated - {Port 391.2}

30.6.4 Maximum Height

1. The maximum height of new buildings and structures activities, additions and alterations, and outdoor storage, including the temporary storage of shipping containers, must not exceed 30m above ground level, except:
 - a. in the **Boiler Point and Back Beach height mapped area** the maximum height is 15m;
 - b. quayside and container cranes, and light towers are exempt from the maximum height limit; and

- c. rooftop structures are exempt from the performance standard for height provided they do not exceed the maximum height limit for all other buildings and structures by more than one third of that limit or 5m, whichever is the lesser.

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

Boiler Point and Back Beach Height Mapped Area



30.6.5 Number, Location and Design of Ancillary Signs

30.6.5.1 General

- a. Signs must comply with the following standards, except the following signs are exempt from these standards:
 - i. signs that are not visible from outside the Port Zone;
 - ii. ~~'regulatory signs' (requiring or prohibiting specified actions), 'warning signs' (informing of hazards or of other features requiring a safe response), or 'directional signs' (identifying the location of, or direction to destinations, routes, building entrances and vehicle accesses) signs;~~ and **{CMU 271.18 and others}**
 - iii. 'building names' **{Port cl.16}** (excluding commercial sponsorship names).
- b. Signs located on or **{PO cl.16}** above the footpath must comply with Rule 6.7.2.
- c. Signs must comply with Rule 6.7.3 where visible from a road.
- d. Signs must not be illuminated or digital.
- e. Signs higher than 4m above ground level must only display the business name or major facility name.
- f. ~~Signs other than those specified in rules 30.6.5.2 and 30.6.5.3 are not allowed.~~ **{Port cl.16}**
- g. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities. **{PO cl.16}**

¹ **PO cl.16:** Amended to reflect requirements of Rule 6.7.2

30.6.5.2 Signs attached to buildings

- a. The height, above ground level, at the highest point of any sign, attached to a building is 8m.
- b. Signs must not be attached to roofs.
- c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
- d. Signs attached flat against a building must:
 - i. not cumulatively exceed 15% of the total wall area (excluding windows) that face the street frontage, or 8m², whichever is lesser; and
 - ii. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.
- e. If attached on the underside of a verandah or protruding from a building façade, signs must:
 - i. where attached to the façade of a building, not protrude more than 1.5m from the façade;
 - ii. have a maximum area per display face of 2m²;
 - iii. have a maximum of 2 display faces per sign; and
 - iv. not exceed 1 sign per 15m of street frontage and a maximum of 3 signs per building.

30.6.5.3 Freestanding signs

- a. The maximum number of freestanding signs is:
 - i. 2 per site or 1 per 50m of street frontage, whichever is the lesser, for permanently fixed freestanding signs, and
 - ii. 2 per site or 1 per 50m of street frontage, whichever is the lesser, for portable freestanding signs.
- b. The maximum dimensions of freestanding signs are:
 - i. maximum height of 8m for permanently fixed freestanding signs;

- ii. maximum height of 4m for portable freestanding signs;
 - iii. maximum area of 16m² per display face for permanently fixed freestanding signs;
 - iv. maximum area of 8m² per display face for portable freestanding signs;
 - v. maximum width of 2m; and
 - vi. maximum depth of 400mm **{PO cl.16}**.
- c. Freestanding signs must not:
- i. ~~obstruct driveways, parking or loading areas; and not obstruct parking, loading and access areas; and~~ **{PO cl.16}**
 - ii. be positioned entirely within the site boundaries.

Note 30.6A - Other relevant District Plan provisions {PO cl.16¹}

1. Commercial advertising is a non-complying land use activity in all zones except the Airport Zone: **{PO cl.16}**
2. See Section 3 Public Amenities for the rules related to public noticeboards: **{PO cl.16}**
3. See Section 4 Temporary Activities for the rules related to temporary signs: **{PO cl.16}**

¹ **PO cl.16:** Deleted as definition of "Signs" amended to clarify how different signs are managed in the Plan.

Note 30.6.5B - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
 - a. New Zealand NZ **{Trans 881.17}** Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs and Signs on State Highways Bylaw* **{Trans 881.137}**.
 - b. Dunedin City Council Commercial Use of Footpaths Policy
 - c. Dunedin City Council Roadway Bylaw
 - d. Dunedin City Council Traffic and Parking Bylaw

30.6.6 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

30.6.7 Securing of Outdoor Storage {Confirmed for deletion - Ind cl.16}

1. ~~Materials must be stored in a way that prevents materials contaminating any off-site area: {Port cl.16¹}~~

¹ **Port cl.16:** As a clause 16 amendment, this content has been moved to 30.6.3. This is not a substantive change.

Rule 30.7 Subdivision Performance Standards

Subdivision activities must comply with Rule 19.7.

Rule 30.8 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 30.8.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 30.8.2 - 30.8.5:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 30.8.2 - 30.8.5 apply as follows: **{Port cl.16}**
 - a. Rule 30.8.2 applies to all performance standard contraventions;
 - b. Rule 30.8.3 applies to land use performance standard contraventions;
 - c. Rule 30.8.4 applies to development performance standard contraventions; and
 - d. Rule 30.8.5 applies to subdivision performance standard contraventions. **{Port cl.16}**

30.8.2 Assessment of all performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	<i>Potential circumstances that may support a consent application include:</i> a. The degree of non-compliance with the performance standard is minor. <i>General assessment guidance:</i> b. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

30.8.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Electrical interference	a. Effects on health and safety	See Rule 9.4
2. Minimum vehicle loading	a. Effects on the safety and efficiency of the transport network	See Rule 6.9

30.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Earthworks standards: {EW cl.16'} Batter gradient {EW cl.16'}	a. Effects on the stability of land, buildings and structures {EW cl.16'}	<i>Relevant objectives and policies: {EW cl.16'}</i> - Objective 30.2.3 {EW cl.16'} - Earthworks and associated retaining structures are located and designed to avoid adverse effects on the stability of land, buildings, and structures by using a batter gradient that will be stable over time (Policy 30.2.3.1.b): {EW cl.16'} <i>Conditions that may be imposed include, but are not limited to: {EW cl.16'}</i> - Maximum slopes of cut and fill batters: {EW cl.16'} - Time limits for retaining wall installation to avoid leaving a cut slope unsupported for an extended period: {EW cl.16'} - Temporary shoring requirements to maintain stability before a wall is constructed: {EW cl.16'} - Supervision and monitoring requirements for retaining wall construction and standard earthworks construction: {EW cl.16'}
2.	Earthworks standards: {EW cl.16'} Setback from property boundary, buildings, structures and cliffs {EW cl.16'}	a. Effects on the stability of land, buildings and structures {EW cl.16'}	<i>Relevant objectives and policies: {EW cl.16'}</i> - Objective 30.2.3 {EW cl.16'} - Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by being set back an adequate distance from property boundaries, buildings and cliffs (Policy 30.2.3.1.a): {EW cl.16'}
3.	Earthworks standards: {EW cl.16'} Setback from network utilities {EW cl.16'}	a. Effects on efficient and effective operation of network utilities {EW cl.16'} b. Effects on health and safety {EW cl.16'}	See Rule 5.7 {EW cl.16'}

30.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Earthworks standards: {EW cl.16'} • Sediment control {EW cl.16'}	a. Effects on surrounding sites {EW cl.16'}	<i>Relevant objectives and policies: {EW cl.16'}</i> i. Objective 30.2.3 {EW cl.16'} ii. Earthworks and any associated retaining structures are designed and located to minimise adverse effects on surrounding sites and the wider area by managing earthworks to avoid sediment run-off, including on to any property, or into any stormwater pipes, drains, channels or soakage systems (Policy 30.2.3.2.b): {EW cl.16'}
		b. Effects on biodiversity values and natural character of riparian margins and coast {EW cl.16'}	See Rule 10.4 {EW cl.16'}
		c. Effects on the efficiency and/or affordability of infrastructure {EW cl.16'}	See Rule 9.4 {EW cl.16'}
5.	Hazardous substances quantity limits and storage requirements {PHS 85.1}	a. Effects on health and safety {PHS 85.1}	See Rule 9.4 {PHS 85.1}
		b. Risk from natural hazards {PHS 85.1}	See Rule 11.4 {PHS 85.1}
6.	Maximum height	a. Effects on amenity of surrounding residential zone	<i>Relevant objectives and policies:</i> i. Objective 30.2.2 ii. Buildings, structures and outdoor storage, including shipping containers, are of a height that avoids or mitigates significant adverse effects on visual amenity in Port Chalmers and Carey's Bay as far as practicable (Policy 30.2.2.1).
7.	Number, location and design of ancillary signs	a. Effects on amenity of surrounding zones	<i>Relevant objectives and policies:</i> i. Objective 30.2.2 ii. Ancillary signs are located and designed to maintain streetscape amenity including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles and will not be oversized or too numerous for what is necessary for that purpose (Policy 30.2.2.3).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.9

30.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
8.	- Securing of outdoor storage {Port cl.16} - Location of outdoor storage	a. Effects on amenity of surrounding zones	<i>Relevant objectives and policies:</i> i. Objective 30.2.2 ii. Fertiliser, woodchips and other materials are stored in a <u>location and manner and in an area</u> {Port 737.26} where they ~~will not~~ <u>are unlikely to</u> become windblown and will not contaminate any off-site areas (Policy 30.2.2.2). {Port 737.26}
9.	<u>Parking, loading and access standards</u> {Trans cl.16²}	a. <u>Effects on the safety and efficiency of the transport network</u> {Trans cl.16²}	<u>See Rule 6.9</u> {Trans cl.16²}

¹ **EW cl.16:** Earthworks provisions have been moved to Section 8A. Any amendments to provisions as a result of submissions are shown there.

² **Trans cl.16:** Under Transportation section assessment rules (Rule 6.9.5.1), 'effects on the safety and efficiency of the transport network' is a matter of discretion for contraventions of parking, loading and access standards. However, this matter of discretion was inadvertently omitted from notified Section 30 assessment rules. The correction of this error, via the addition of Rule 30.8.4.9, does not result in a substantive change to the effect of provisions.

30.8.5 Assessment of subdivision performance standard contraventions

Performance standard		Guidance on the assessment of resource consents
1.	Subdivision performance standards	See Rule 19.9

Rule 30.9 Assessment of Restricted Discretionary Activities

Rule 30.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rule 30.9.2 and 30.9.3 **{EW cl.16}**:
 - a. lists the matters Council will restrict its discretion to; and
 - b. provides guidance on how a consent application will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
4. Where a restricted discretionary activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 30.8; and
 - iv. the matters of discretion in this section will be assessed as indicated.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 30.10; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 30.11; and
 - iii. the assessment guidance in this section will also be considered.

30.9.2 Assessment of restricted discretionary development activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
1. {EW cl.16'}	Earthworks – large scale (that exceed the scale thresholds for the Port Zone) {EW cl.16'}	a. Effects on visual amenity and character {EW cl.16'}	<i>Relevant objectives and policies: {EW cl.16'}</i> i. Objective 30.2.3 {EW cl.16'} ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not possible, adequately mitigated (Policy 30.2.3.3.a): {EW cl.16'} iii. Adverse effects on the amenity of surrounding properties, including from changes to drainage patterns, will be avoided or, if avoidance is not possible, adequately mitigated (Policy 30.2.3.3.b): {EW cl.16'} <i>Potential circumstances that may support a consent application include: {EW cl.16'}</i> iv. There is no, or only minimal, alteration to the natural landform: {EW cl.16'} v. Any cut or fill will be restored or treated to resemble natural landforms: {EW cl.16'} vi. The earthworks will not remove or effect existing vegetation or landscaping: {EW cl.16'} <i>Conditions that may be imposed include, but are not limited to: {EW cl.16'}</i> vii. Measures to minimise visual effects, e.g. requirements for revegetation and/or landscaping: {EW cl.16'} viii. Maximum slopes of cut and fill batters: {EW cl.16'} ix. Measures to divert surface water and rain away from, or prevent from discharging over, batter faces and other areas of bare earth: {EW cl.16'} x. Measures to ensure there are no adverse effects from changes to drainage patterns on surrounding properties: {EW cl.16'} xi. Requirement to de-compact soils; to take other remedial action to ensure the natural absorption capacity of the soils is not reduced; or to use other mitigation measures to ensure the overall absorption of rain water on site is not diminished: {EW cl.16'}
		b. Effects on the amenity of surrounding properties {EW cl.16'}	

30.9.2 Assessment of restricted discretionary development activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
		e. Effects on the stability of land, buildings, and structures {EW cl.16'}	<i>Relevant objectives and policies: {EW cl.16'}</i> i. Objective 30.2.3 {EW cl.16'} ii. Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not possible, adequately mitigated (Policy 30.2.3.3.e). {EW cl.16'} <i>Potential circumstances that may support a consent application: {EW cl.16'}</i> iii. A geotechnical report confirms the existing ground is suitably stable for the proposed works, and proposed works will not create instability risks for surrounding land, buildings, or structures (see Special Information Requirements – Rule 30.12.1). {EW cl.16'} iv. Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering standards {EW cl.16'}
2. {EW cl.16'}	Earthworks – large scale (that exceed scale thresholds within 5m of a water body or MHWS) {EW cl.16'}	a. Effects on biodiversity and natural character of riparian margins and the coast {EW cl.16'} b. Effects on public access {EW cl.16'}	See Rule 10.5 {EW cl.16'}

¹ **EW cl.16:** Earthworks provisions have been moved to Section 8A. Any amendments to provisions as a result of submissions are shown there.

30.9.3 Assessment of restricted discretionary subdivision activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All subdivision activities	a. Effects on the efficient and effective operation of the pPort at Port Chalmers	<i>Relevant objectives and policies:</i> i. Objective 30.2.1; Strategic Objective 2.3.1 ii. Subdivision The subdivision {Port cl.16} is necessary for - the operation of the pPort at Port Chalmers or; - the disposal of surplus land in accordance with Policy policies 2.3.1.4 and {Port cl.16} 2.3.1.6, in accordance with and {Port cl.16} the objectives and policies of the Industrial Port Zone (Policy 30.2.1.4).
		See Rule 19.10	

Rule 30.10 Assessment of Discretionary Activities

Rule 30.10.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rule 30.10.2 provides guidance on how a consent application for the listed discretionary activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
 - b. potential circumstances that may support a consent application;
 - c. general assessment guidance, including any effects that will be considered as a priority; and
 - d. conditions that may be imposed.
3. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

30.10.2 Assessment of discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. • Noise from industry {Port cl.16} - where the limit is exceeded by <u>less than</u> {Port cl.16} 5dB LAeq (15min) (Rule 9.3.6 Noise) {Port cl.16} • Light spill - where the limit is exceeded by 25% or less	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 30.11 Assessment of Non-complying Activities

Rule 30.11.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 30.11.2 and 30.11.3 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
 - b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 30.11.2 and 30.11.3 apply as follows: {Port cl.16}
 - a. Rule 30.11.2 applies to non-complying activities; and
 - b. Rule 30.11.3 applies to non-complying performance standard contraventions. {Port cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

30.11.2 Assessment of non-complying activities

Activity	Guidance on the assessment of resource consents
1. All non-complying activities	<i>Relevant objectives and policies (priority considerations):</i> a. The activity does not detract from, or preferably contributes to, the strategic directions objectives, including, but not limited to, those related to: i. Objective 2.3.1 b. The activity supports the purpose of the zone as outlined in <u>objectives {Port cl.16}</u> 30.2.1 and 30.2.2. c. In assessing the significance of effects, consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. <i>Potential circumstances that may support a consent application include:</i> d. the establishment of the activity is related to the operation of the pPort and will not conflict with the ability of the pPort to operate efficiently and effectively. <i>Relevant guidance from other sections (priority considerations):</i> e. See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16} f. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety. {PHS cl.16} g. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua. {MW 1071.109}
2. • Cemeteries • Crematoriums • Landfills	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua.
3. Commercial advertising in all zones {PO cl.16}	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.4.1 b. Policy 2.4.1.6.c

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all non-complying activities. This does not change the effect of provisions.

30.11.3 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. Light spill - where the limit is exceeded by greater than 25%	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
2. • Noise ~~from industry~~ {Port cl.16} - where the limit is exceeded by 5dB LAeq (15 min) or more (Rule 9.3.76) {Port cl.16} • ~~Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)~~ {PHS 85.1}	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
3. Port Noise <u>Management</u> {Port 391.2}	<i>Relevant objectives and policies (priority considerations):</i> Objective 30.2.2, Policy 30.2.2.4

Rule 30.12 Special Information Requirements {Confirmed to be deleted - EW cl.16}

30.12.1 Geotechnical investigation report {EW cl.16¹}

1. A geotechnical investigation report may be requested by Council for earthworks of a large scale and/or where the earthworks are proposed: **{EW cl.16¹}**
 - a. on a site with a slope angle between 15° (3.7h:1v slope ratio, or 27% slope grade) and 26° (2h:1v slope ratio, or 50% slope grade); **{EW cl.16¹}**
 - b. on a site identified as hazard-prone in Council's Hazard Information Management System; or **{EW cl.16¹}**
 - c. on any other site that the Council, with good cause, suspects to be hazard-prone. **{EW cl.16¹}**
2. A geotechnical investigation report must be provided for earthworks on all sites with a slope greater than a 26° angle (2h:1v slope ratio, or 50% slope grade). **{EW cl.16¹}**
3. All requested geotechnical investigation reports must be prepared by a suitably qualified expert who is experienced in the practice of geotechnical engineering and registered under the Chartered Professional Engineers Act of New Zealand 2002 and who has professional indemnity insurance. **{EW cl.16¹}**
4. The geotechnical investigation report must address the following factors: **{EW cl.16¹}**
 - a. special design or construction requirements; **{EW cl.16¹}**
 - b. special foundation requirements; **{EW cl.16¹}**
 - c. services; **{EW cl.16¹}**
 - d. access; **{EW cl.16¹}**
 - e. effluent disposal; **{EW cl.16¹}**
 - f. non-engineered fills; and **{EW cl.16¹}**
 - g. a statement of professional opinion as to the suitability of the land for the proposed development. **{EW cl.16¹}**

¹ **EW cl.16:** Earthworks provisions have been moved to Section 8A. Any amendments to provisions as a result of submissions are shown there.

Appendices

The following must be observed in relation to any measurements or assessments of port noise required by these Appendices: **{Port 391.2}**

1. Unless stated otherwise, port noise must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6809:1999 Acoustics – Port Noise Management and Land Use Planning, provided that: **{Port 391.2}**
 - a. subject to Rule 9.3.6.6.a, the rating level described in clause 7.3 of NZS6809:1999 Acoustics - Port Noise Management and Land Use Planning must be determined for the sole purpose of defining any Leq (15 min) sound level, required for the purposes of Appendices 30A and 30B; and **{Port 391.2}**
 - b. adjustments for any special audible characteristics to any Leq (15 min) made in accordance with clause 7.3 and A6 of NZS6809:1999 exclude audible warning devices. **{Port 391.2}**
2. For the purpose of comparison with noise criteria specified in Appendix 30B the following apply: **{Port 391.2}**
 - a. in calculating any Ldn (5 day average), one ship visit of up to five days duration will be deemed to be one occasion; and **{Port 391.2}**
 - b. in assessing any Leq (15 min) sound level between 10pm and 7am the following day, one ship visit of up to five days duration will be deemed to be one occasion. **{Port 391.2}**

Appendix 30A. Port Noise Management Plan

30A.1 Minimum port noise management plan provisions

The Port Noise Management Plan required by Rule 30.5.4 must contain the following:

1. Port Noise Management Plan objectives;
2. detailed procedures for the implementation of Rule 30.5.4, including the Port Noise Mitigation Plan outlined in Appendix 30B and the establishment and maintenance of a Port Noise Liaison Committee outlined in Appendix 30C;
3. a list of Port Noise Liaison Committee functions;
4. procedures for recommendations of the Port Noise Liaison Committee to be considered and determined by the Port Operator;
5. noise modelling, noise monitoring, auditing and reporting procedures;
6. complaint handling procedures;
7. procedures for achieving noise reduction through port operational procedures and staff and contractor training; and
8. procedures for alterations to, and the annual update of, **{Port 391.2}** the Port Noise Management Plan.

~~30.4.BA.2~~ **{Port cl.16}** Minimum monitoring and reporting requirements

1. The Port Operator must maintain, at its expense, sound level monitoring equipment to ensure the continuous measurement of port noise emanating from port related activities, ~~occurs~~ **{Port cl.16}** 24 hours a day and seven days a week.
2. The Port Operator must provide the results of sound level monitoring to the **{Port cl.16}** Council and the Port Noise Liaison Committee in a summary form showing Leq, calculated Ldn sound exposure and all attended Lmax levels not less than four times a year. This monitoring must: ~~Significant port noise emissions must be highlighted and correlated with port activity and wind speed and wind direction data.~~
 1. highlight significant port noise emissions and correlate these with port activity and wind speed and wind

direction data; and

2. include attended Lmax readings taken during night time at sites in residential zones (including within Careys Bay) while container handling is taking place at Port Chalmers. These results must be presented as a continuous graphical record of 15 minute samples of dBA levels recorded and presented on a 1 second by 1 second basis and include annotations indicating the types of port activities observed to be causing the maxima shown on the graphs. {Port 391.2}
3. When sound level monitoring indicates that port noise may be exceeding 65 dBA Ldn (5 day average) or 65dBA Leq (15 min, 10pm - 7am) at noise affected properties that are not shown on the Port Noise Contour Map as eligible for mitigation under Appendix 30B.1, the exceedance must be recorded, investigated and reported to the Port Noise Liaison Committee. The investigation must identify as far as possible those noise affected properties receiving port noise at or above such levels.
4. The Port Operator must produce and include in the Port Noise Management Plan a port noise contour map based on a current busy 5 day operating scenario. The contour map must be updated at least on an annual basis or when a change to port operations is likely to affect the levels of port noise received in surrounding parts of {PHS cl.16} the Township and Settlement, Rural Residential 2, Recreation, Industrial, Port Chalmers {PHS cl.16} Principal Centre and or the Hill Slopes Rural zones. Port noise contours must be modelled at 1dB intervals between 55Ldn and 70Ldn.
5. To ensure the accuracy of the Port Noise Contour Map, the Port Operator must perform field verification of calculated sound exposure levels and assessed Leq (15 min) levels of port noise at the agreed monitoring points identified in the Port Noise Management Plan.
6. Those noise affected properties confirmed as eligible for mitigation under Appendix 30B.1 must be identified on the Port Noise Contour Map.
7. The Port Operator must maintain an acoustic certificate register. A copy of the register and acoustic certificates for noise affected properties must be supplied to the **{Port cl.16}** Council. Copies of the register and acoustic certificates must also be held at the offices of the Port Operator and the Dunedin City Council and made available to members of the public on request.
8. The Port Operator must make available to the Port Noise Liaison Committee or the **{Port cl.16}** Council on request all information the Port Operator has as to noise and meteorological conditions.
9. When a noise complaint is received, the Port Operator will immediately advise the Dunedin City Council (if the complaint is not received through the Dunedin City Council).
10. The Port Operator must maintain a register of noise complaints and report the details of complaints and any action taken to investigate and resolve complaints to the Port Noise Liaison Committee at the earliest opportunity.
11. Copies of the Port Noise Management Plan are to be held at the offices of the Port Operator and the Dunedin City Council and on their respective websites. {Port 391.2} and made available to members of the public on request.

Appendix 30B. Port Noise Mitigation Plan

30B.1 Mitigation for noise affected properties 65dBA and above

The Port Operator must offer to purchase or provide acoustic treatment for noise affected properties which receive, at any point within their boundary, levels of port noise equal to or greater than an assessed 65 dBA Ldn (5 day average) or an assessed 65 dBA Leq (15 min, 10pm –7am) on more than three occasions (more than 24 hours apart) during any rolling 12 month period. ~~The conditions and standards in 9.3.1.2 to 9.3.1.4 apply to the offer to purchase or provide acoustic treatment.~~ **{Port 737.35}**

30B.1.12 {Port 737.35} Owner to decide

The owner of each such noise affected property must have the right to elect whether to accept either purchase or acoustic treatment, and there is no time limit on the owner's acceptance of the offer.

30B.1.2 Purchase

The fair market value of a noise affected property must be determined as if the property was situated in Port Chalmers, excluding the effect of port operation; plus an additional compensatory payment of \$1,000 for each year, up to 30 December 2003, that the owner was in prior occupation of the property. The minimum additional payment is to be \$2,000, up to a maximum of \$15,000, with adjustment for inflation to be in accordance with the method specified in the Port Noise Mitigation Plan.

30B.1.3 Acoustic treatment

Where acoustic treatment is provided, it must be done in accordance with rules 9.3.1.2, 9.3.1.3, and 9.3.1.5. **{Port 737.35}**

Acoustic treatment of noise affected properties must be carried out in accordance with procedures specified in the Port Noise Mitigation Plan up to a limit specified in the Port Noise Mitigation Plan.

Where the assessed costs of acoustic treatment exceed the limit specified in the Port Noise Mitigation Plan, the Port Operator must advise the property owner of the costs of acoustic treatment and offer the property owner the option of making up the difference in the costs of acoustic treatment to enable the Port Operator to obtain an acoustic certificate.

If port noise received by a noise affected property which has received acoustic treatment exceeds the certified level of port noise for that property, then the Port Operator must offer to purchase the affected property notwithstanding the previous election of acoustic treatment.

30B.1.4 Residential use of properties purchased by the Port Operator

Noise affected properties purchased under this provision may not be used for residential purposes unless they receive acoustic treatment.

30B.2 Mitigation for noise affected properties 60dBA and above

The Port Operator must contribute to the costs of acoustic treatment for noise affected properties or may offer to purchase noise affected properties which are shown on the current Port Noise Contour Map as receiving at any point within their boundary port noise levels equal to or greater than 60 dBA Ldn (5 day average). ~~The conditions and standards in 9.3.1.2 to 9.3.1.4 apply to any offer to provide acoustic treatment.~~ **{Port 737.36}**

30B.2.1 Purchase

The Port Operator, on application by the owner of a noise affected property, must consider and decide whether to offer to purchase a noise affected property. The purchase will be on the basis of a "willing buyer/willing seller" and no additional compensatory payments will be necessary.

30B.2.2 Acoustic treatment

Where acoustic treatment is provided it must be done in accordance with rules 9.3.1.2, 9.3.1.3, and 9.3.1.5. {Port 737.36}

The Port Noise Liaison Committee, on a case by case basis, must provide a contribution to the costs of acoustic treatment utilising its annual mitigation budget. Acoustic treatment of noise affected properties must be carried out in accordance with procedures specified in the Port Noise Mitigation Plan, and the liaison committee will determine the level of the contribution up to a limit specified in the Port Noise Mitigation Plan.

30B.3 Mitigation for noise affected properties 55dBA to 60dBA

The Port Noise Liaison Committee will provide technical advice to noise affected properties.

In special circumstances the Port Noise Liaison Committee, utilising its annual mitigation budget, may offer to contribute to the costs of acoustic treatment for noise affected properties which are shown on the current Port Noise Contour Map as receiving, at any point within their boundary, port noise levels equal to or greater than 55 dBA Ldn (5 day average). ~~The conditions and standards rules {Port cl.16} in 30B.3.1 to 30B.3.2 10.2.3.1 to 10.2.3.2 {Port 737.37}~~ apply to the provision of technical advice or an offer to provide acoustic treatment.

30B.3.1 Technical advice

An annual update of noise modelling information is to be made available to property owners.

An annual summary of the activities of the Port Noise Liaison Committee taken from the minutes of the liaison committee meetings is to be provided to property owners.

30B.3.2 Acoustic treatment

Acoustic treatment of noise affected properties must be carried out in accordance with procedures specified in the Port Noise Mitigation Plan.

Where the contribution to the costs of acoustic treatment is to be provided it must be up to a limit specified in the Port Noise Mitigation Plan.

Appendix 30C. Port Noise Liaison Committee

1. The Port Noise Liaison Committee required under Rule 30.5.4 must include an independent chair who is paid for by Port Otago Limited and {Port 391.2} must comprise, but is not be {Port cl.16} limited to, members appointed by the following organisations:
 - a. Port Operator
 - b. Otago Regional Council
 - c. Dunedin City Council
 - d. Carey's Bay Association
 - e. Chalmers Community Board¹
2. General duty to committee: The Port Operator must implement, to the extent reasonably possible, all recommendations of the Port Noise Liaison Committee that can be implemented within budget and without compromising the efficiency, safety and competitiveness of port operations.
3. Role of the Port Noise Liaison Committee: The Port Noise Liaison Committee must consider all noise issues arising from the port operation and carry out the functions identified in the Port Noise Management Plan and mitigation functions identified in Appendix 30B.
4. Port Noise Liaison Committee resourcing: The Port Operator must provide for the implementation and maintenance of the Port Noise Liaison Committee as follows:
 - a. The Port Operator must provide secretarial and logistic support for the Port Noise Liaison Committee.
 - b. The Port Operator must arrange for the Port Noise Liaison Committee to meet on not less than four occasions a year and must identify procedures in the Port Noise Management Plan for calling an emergency meeting of the committee.
 - c. The Port Operator must provide an annual budget for noise mitigation that reasonably provides for the Port Noise Liaison Committee.
 - d. The Port Operator must make copies of the minutes of the Port Noise Liaison Committee available on its website, and must supply copies on request. {Port 391.2}

¹The board will be responsible for appointing resident representatives from areas of Port Chalmers, other than Carey's Bay, affected by port noise.

31. Schools

31.1 Introduction

Dunedin's schools are a crucial educational resource for Dunedin. The Schools Zone encompasses all primary and secondary schools within the city, including state schools, state-integrated schools and private schools. The total number of schools managed under the Schools Zone is 72, located across the city.

School sites have traditionally also been used for community use, such as evening activities in school halls. This dual role is likely to increase in the future, as nationally schools are considered as community hubs and may, particularly in more remote communities, be used for services such as libraries, community health provision, social services and community produce markets. School facilities can also be used for conferences, theatre and concert performances, adult education and as community sports facilities. Early childhood education is often associated with schools and has similar environmental effects. The Schools Zone provides for these multiple uses.

Generally, Dunedin's schools are located within or close to residential environments, but can also be found adjacent to recreation and rural zoned land, and within close proximity to commercial areas. Activities on schools sites have the potential to generate effects which may adversely affect surrounding land uses, particularly residential areas. The provisions of the Schools Zone have been designed to enable education and community activities, and provide certainty regarding what land use activities can be expected to occur on school sites, while appropriately managing any adverse effects on surrounding land use activities and the transport network.

Several schools have scheduled heritage buildings or structures. These are listed in Appendix A1.1.

State schools are also designated within the Plan (see Appendix A1.4). The conditions on the individual designations may differ from the rules contained within the Schools Zone. Where this is the case, the schools can choose to rely on their designations in relation to new development rather than the provisions within this section.

31.2 Objectives and Policies

Objective 31.2.1	
Dunedin's schools are able to operate efficiently and effectively and provide opportunities for local communities to use school facilities.	
Policy 31.2.1.1	Enable schools activity {PO cl.16} , early childhood education - small scale, training and education activity and student hostels on school sites.
Policy 31.2.1.2	Provide for community use of school facilities and activities that are ancillary to schools activity {PO cl.16} where they are designed and operated in line with Objective 31.2.2 and its policies.
Policy 31.2.1.3	Only allow activities that are not ancillary to school activity where all of the following apply: - the activities are related to or support the school, or have other operational requirements that mean they need to locate in the zone; - they will support the efficient and effective operation of the school; - they are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - they are designed and operated in line with Objective 31.2.2 and its policies.
Policy 31.2.1.4	Enable land that is surplus to the needs of the school to transition to the default zone listed in Appendix A9, so that future development that is not related to schools activity {PO cl.16} can <u>will</u> {PO cl.16} be managed in accordance with the objectives and policies of that zone.
Policy 31.2.1.5	Only allow subdivision <u>activities</u> {PO cl.16} where: - it is <u>they are</u> {PO cl.16} in accordance with the provisions of the default zone listed in Appendix A9; and - the subdivision does not adversely affect the efficient and effective operation of the school.

Objective 31.2.2

Land use activities and development necessary for schools to meet the reasonably foreseeable needs of students and staff is enabled, while ensuring development:

- a. achieves a good standard of on-site amenity for students and staff;
- b. maintains or enhances the amenity of the surrounding residential areas, as far as practicable; and
- c. maintains or enhances the residential amenity of surrounding sites.

Policy 31.2.2.1	Require buildings and structures to be of a height and setback from boundaries that ensures: a. there are no more than minor effects on the sunlight access of current and potential future residential buildings and their outdoor living spaces; and b. any adverse effects on neighbourhood amenity are avoided or, if avoidance is not possible practicable {PO 908.3 and others}, are no more than minor.
Policy 31.2.2.2	Require development to maintain or enhance on-site and neighbourhood amenity by ensuring service areas are not visible from ground level outside the site.
Policy 31.2.2.3	Require fences adjoining roads or public places to be of a height and design that contributes positively to neighbourhood amenity.
Policy 31.2.2.4	Require ancillary signs visible outside the zone to be located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on-site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.
Policy 31.2.2.5 {MF cl.16}	~~Require ancillary commercial activities to be designed, located and operated to primarily serve staff, students and visitors to the school.~~
Policy 31.2.2.6	Only allow early childhood education - large scale and community and leisure - large scale where it is ~~they are~~ {MF cl.16} designed to avoid or, if avoidance is not possible practicable {PO 908.3 and others} , adequately mitigate adverse effects on the amenity of surrounding residential properties.
Policy 31.2.2.7	Require conference, ~~and meeting~~ <u>and function</u> activity {MF cl.16} and use of schools' sports fields to be restricted in hours of operation in order to avoid or, if avoidance is not possible practicable {PO 908.3 and others} , adequately mitigate, noise and other adverse effects on the amenity of surrounding residential properties.

¹ **MF cl.16:** There are no ancillary commercial activities in the School Zone and the definition of schools covers these activities.

EW cl.16: As a clause 16 amendment, Objective 31.2.3 and its policies have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Rules

Rule 31.3 Activity Status

31.3.1 Rule location

The activity status tables in rules 31.3.3 to 31.3.5 in ~~Rule 31.3.2~~ specify the activity status of land use activities, development activities, and subdivision activities in the Schools Zone, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction **{PO cl.16}**
3. Network Utilities and Energy Generation **{NU 360.233}** (Section 5)
4. Transportation Activities **{PO cl.16}** (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A) **{EW cl.16}**

31.3.2 Activity status introduction

1. The activity status **{MF cl.16}** tables in rules 31.3.3-31.3.5 show the activity status of activities in the Schools Zone and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. The nested tables in Section 1.3 are intended to be a complete list of activities and categories of activities. For any activity that is not covered by any of the defined activities in the nested tables, the activity status will be non-complying if the activity status of "all" or "all other" activities in the most closely related category is non-complying, otherwise it will be discretionary.

Additional activity status rules in hazard overlay zones

6. For the purpose of the hazards provisions, activities are categorised as natural hazards **{NH cl.16}** sensitive activities, natural hazards **{NH cl.16}** potentially sensitive activities or natural hazards **{NH cl.16}** least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
7. In the ~~hazard 1~~ or Hazard 2 (flood) **{NH cl.16}** Overlay Zone, the activity statuses in Rule 31.3.6 apply to the following activities:
 - a. new **{NH 908.3}** natural hazards **{NH cl.16}** sensitive activities;
 - b. natural hazards **{NH cl.16}** potentially sensitive activities, and
 - c. some new buildings, and additions and alterations to buildings, which create more than 60m² of new

ground floor area {NH. cl.16}

8. Where the activity status in Rule 31.3.6 differs from that in rules 31.3.3 - 31.3.5, the most restrictive activity status always applies.
9. In addition to the rules in Rule 31.3.6, performance standards for development activities within hazard overlay zones are included in rules 31.3.3 - 31.3.5.
10. Activities in a hazard overlay zone must comply with all of the rules in 31.3.3 - 31.3.6.

Performance Standards

11. Performance standards are listed in the far right column of the activity status tables.
12. Performance standards apply to permitted, controlled, and restricted discretionary activities.
13. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity ~~will become restricted discretionary, unless otherwise indicated by the relevant performance standard~~ is indicated in the relevant performance standard rule. {PO cl.16}.
14. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

¹ **NH cl.16:** The content from Table 31.3.6 has been moved to Table 31.3.X, with the exception that columns a and c have been removed, pursuant to clause 16. Column a was removed as there is no intersect between the Hazard 1 (flood) Overlay Zone and the Schools Zone. Column c was removed as em-dashes are no longer used and the column was unnecessary. All substantive amendments to provisions are show in the new location.

Legend

Acronym	~~Activity status~~ <u>Meaning {PO cl.16}</u>
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
Haz1	Hazard 1 Overlay Zones
Haz2	Hazard 2 Overlay Zones
Haz3	Hazard 3 Overlay Zones

31.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities	a. Acoustic insulation (noise sensitive activities) b. Electrical interference c. Light spill d. Noise e. Setback from nNational gGrid (National Grid sensitive activities only) {NH cl.16} f. Hours of operation	
Major facility activities		Activity status	Performance standards
2.	Schools	P	a. Minimum car parking
3.	All other activities in the major facility activities category	NC	
Community activities		Activity status	Performance standards
4.	Early childhood education - small scale	P	a. Minimum car parking {MF cl.16'}
5.	Early childhood education - large scale	RD	
6.	Community and leisure - small scale	P	
7.	Community and leisure - large scale	RD	
8.	Sport and recreation not involving the use of motorised vehicles	P	
9.	Sport and recreation involving the use of motorised vehicles	D	
10.	Conservation	P	
Commercial activities		Activity status	Performance standards
11.	Training and education	P	
12.	Conference, meeting and function	P	
13.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
14.	Student hostels	P	a. Minimum car parking
15.	All other activities in the residential activities category	NC	
Industrial activities		Activity status	Performance standards
16.	All activities in the industrial activities category	NC	
Rural activities		Activity status	Performance standards
17.	All activities in the rural activities category	NC	

MF cl.16: As a clause 16 amendment there is no minimum car parking performance standard for early childhood education - small scale.

Note 31.3G.3A - General advice

1. The Ministry of Education holds designations for a large number of schools and early childhood education centres within Dunedin. Details of the designations can be found in Appendix A1.4.

31.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities		a. Maximum <u>building</u> {MF cl.16} site coverage and impermeable surfaces b. <u>Setback from coast and water bodies</u> {NatEnv cl.16} c. <u>Setback from national grid</u> {NU cl.16} d. Setback from scheduled tree
2.	Performance standards that apply to all buildings and structures activities		a. Boundary setbacks b. Height in relation to boundary c. Maximum height d. Number, location and design of ancillary signs e. <u>Natural hazards performance standards</u> Hazard overlay zones development standards {NH cl.16} f. <u>Setback from coast and water bodies</u> {NatEnv cl.16} g. <u>Setback from National Grid</u> {NU cl.16}
Buildings and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See rows 5-9)		Activity status	Performance standards
3.	Fences	P	a. Fence height and design
4.	All other buildings and structures activities	P	
Buildings and structures activities that affect a protected part of a scheduled heritage building or scheduled heritage structure		Activity status	Performance standards
5.	Repairs and maintenance ~~or restoration~~ {Her 547.91}	P	a. Materials and design

X.	<u>Restoration of a building or structure that has a Heritage New Zealand Category 1 listing as detailed in Appendix A1.1 {Her 547.91}</u>	P C {Her 547.91}	a. Materials and design
Y.	<u>Restoration of all other scheduled heritage buildings and structures {Her 547.91}</u>	P	a. Materials and design
6.	Earthquake strengthening where external features only are protected	C	a. Materials and design
AA.	<u>Signs attached to buildings or structures {Her cl. 16}</u>	P	
7.	All other additions and alterations	RD	
8.	Demolition	NC	
9.	Removal for relocation	RD	
Site development activities		Activity status	Performance standards
10.	<u>Earthworks – small-scale {EW cl.16²}</u>	P	a. Earthworks standards
11.	<u>Earthworks – large-scale {EW cl.16²}</u>	RD	a. Earthworks standards
12.	Service areas	P	a. Location and screening of service areas
13.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements b. <u>Setback from coast and water bodies {NatEnv cl.16}</u>
14.	Parking, loading and access	P	a. Parking, loading and access standards
Z.	<u>Vegetation clearance {NatEnv cl.16³}</u>	P	a. <u>Maximum area of vegetation clearance (UBMA) {NatEnv cl.16}</u>
15.	All other site development <u>activities</u> {MF cl.16}	P	

¹ **MF cl.16:** Amendment to make provision consistent with rest of plan.

² **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

³ **NatEnv cl.16:** As the Schools Major Facility Zone is partly covered by an Urban Biodiversity Mapped Area, this has been added as a clause 16 amendment to clarify that the vegetation clearance performance standard (Rule 10.3.2.1) applies in the UBMA.

⁴ **Her cl.16:** Rule restructured as a result of change to definition of additions and alterations and new definition of signs attached to buildings and structures. No substantive change to provisions.

Note 31.3B.4A - General advice

1. Under the Heritage New Zealand Pouhere Taonga Act 2014 it is an offence to modify or destroy an archaeological site without obtaining an archaeological authority from Heritage New Zealand (HNZ). An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand {Her 547.80}. This is the case regardless of whether the land on which the site is located is **{Her 547.80}** designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
2. An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
3. Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
4. The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within the District. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.
5. ~~All buildings and structures activities associated with existing major facilities are advised to undertake an assessment of risk from natural hazards and implement any recommended risk mitigation measures. {MF cl.16}~~

¹ **MF cl.16:** As a clause 16 amendment, this note is not necessary as the sections contain natural hazard performance standards.

31.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	RD	a. Subdivision performance standards

Note 31.3.5A - Other RMA considerations {PO 490.4}

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

31.3.6 Change to activity status in Hazard 1, Hazard 2 and Hazard 3 Overlay Zones {NH cl.16¹}

Activity {NH cl.16}		a. Haz1 {NH cl.16}	b. Haz2 {NH cl.16}	c. Haz3 {NH cl.16}
1- {NH cl.16}	Potentially sensitive activities permitted in the Schools Zone {NH cl.16}	⌀ {NH cl.16}	— {NH cl.16}	— {NH cl.16}
2- {NH cl.16}	Potentially sensitive activities not permitted in the Schools Zone {NH cl.16}	NG {NH cl.16}	⌀ {NH cl.16}	— {NH cl.16}
3- {NH cl.16}	Sensitive activities {NH cl.16}	NG {NH cl.16}	⌀ {NH cl.16}	— {NH cl.16}
4- {NH cl.16}	In a hazard 1 (land instability) Overlay Zone, new buildings, and additions and alterations to buildings, <i>which create more than 1m² of new ground floor area</i> {NH cl.16}	RD {NH cl.16}	— {NH cl.16}	— {NH cl.16}
5- {NH cl.16}	In a hazard 1 or 2 overlay zone, other than the hazard 1 (land instability) Overlay Zone, new buildings, and additions and alterations to buildings, <i>which create more than 60m² of new ground floor area</i> {NH cl.16}	— {NH cl.16}	RD {NH cl.16}	— {NH cl.16}

¹ **NH cl. 16:** The content from Table 31.3.6 has been moved to Table 31.3.X, with the exception that columns a and c have been removed, pursuant to clause 16. Column a was removed as there is no intersect between the Hazard 1 (flood) Overlay Zone and the Schools Zone. Column c was removed as em-dashes are no longer used and the column was unnecessary. All substantive amendments to provisions are show in the new location.

31.3.X Activity status in the Hazard 2 (flood) Overlay Zone {NH 637.74 and others¹}

Activity		Activity status
X.	Natural hazards sensitive activities {NH 634.74}	⌀ RD {NH 634.74}
Y.	Natural hazards potentially sensitive activities {NH 634.74}	⌀ RD {NH 634.74}
4.	In a hazard 1 (land instability) Overlay Zone, new buildings, and additions and alterations to buildings, <i>which create more than 1m² of new ground floor area</i> {NH 73.4 and others}	— {NH 73.4}
5.	In a hazard 1 or 2 overlay zone, other than the hazard 1 (land instability) Overlay Zone, new {NH 73.4 and others} New buildings, and additions and alterations to buildings, which create more than 60m ² of new ground floor area	RD

¹ **NH 634.74:** Note that "potentially sensitive activities permitted in Schools Zone" had no additional rules (shown as an em-dash) under the notified Plan but the distinction between this activity and "potentially sensitive activities not permitted in Schools Zone" (which was notified as a discretionary activity) was removed and both activities were

changed to restricted discretionary in response to this submission.

Note 31.3.6A - Guidance on existing use rights applying to land use activities in hazard overlay zones
Other RMA considerations {MF cl.16}

1. For the purposes of the natural hazards provisions only, with respect to section 10 of the RMA (existing use rights) {NH 634.81}, Council will generally consider that a land use activity is similar in character, intensity, and scale where:
 - a. for a residential activity, there is less than 25m² increase in ground floor area of any residential building(s), in any consecutive 10 year period; or
 - b. for a residential activity, a new building is to be used solely as a garage or shed; or
 - c. for all other natural hazards {NH cl.16} sensitive activities and natural hazards {NH cl.16} potentially sensitive activities, the ground floor area of any buildings increases by less than 100% in any consecutive 10 year period.

Accordingly, these activities will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 31.3.6. {NH 634.81} However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of the land use activity.

Rule 31.2.7 31.3.7 {MF cl.16} Transition to default zone

On receipt of written notice from both the owner and operator (if different) of the school to Dunedin City Council in relation to all or part of the land within the part of the Schools Zone in which the school is located, the provisions of the Schools Zone will no longer apply to that parcel of land and the provisions of the relevant default zone, as indicated in Appendix 34A A9 {MF cl.16}, will apply in full.

Rule 31.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or 95B of the Act RMA, {MF cl.16} unless Council considers special circumstances exist in relation to the application that require public notification:
 1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand; and
 2. contravention of the materials and design {Her cl.16} performance standard (Rule 13.3.2) 'Materials and design' **{Her cl.16}** where the building or structure is not listed by Heritage New Zealand.
2. With respect to resource consent applications for the following activities, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
 1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand; and
 2. ~~activities that contravene~~ contravention of the materials and design {Her cl.16} performance standard (Rule 13.3.2) 'Materials and design' **{Her cl.16}** where the building or structure is listed by Heritage New Zealand.
3. ~~Applications for resource consent for the following activities will be publicly notified in accordance with section 95A(2) of the RMA: {Her 308.362}~~
 1. ~~demolition of a protected part of a scheduled heritage building or scheduled heritage structure: {Her 308.362}~~
4. ~~In accordance with section 95B of the RMA, where an application is not publicly notified, Council will give limited notification to all affected persons: {PO cl.16}~~
5. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided: {MW 1071.2}
 1. all restricted discretionary activities that list 'effect on cultural values of Manawhenua' as a matter for discretion; and {MW 1071.2}
 2. discretionary and non-complying activities in a wāhi tūpuna mapped area where the activity is identified as a threat in Appendix A4. {MW 1071.2}
6. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

¹ **PO cl.16:** Clause removed as superfluous.

Rule 31.5 Land Use Performance Standards

31.5.1 Acoustic Insulation

Any noise sensitive activities in the following areas must comply with Rule 9.3.1.

1. within 20m of an industrial zone; and
2. within 70m of a railway line.

31.5.2 Electrical Interference

Land use activities must comply with Rule 9.3.2.

31.5.3 Hours of Operation

1. Conference, meeting and function activity **{MF cl.16}** and use of school sports fields must ~~not take place outside take place within~~ **{MF cl.16}** the following hours:

Days of week	Hours of operation
a. Sunday - Thursday	7.00am - 10.30pm
b. Friday - Saturday	7.00am - 12.00am (midnight)

2. Flood lighting and sportsfield lighting on sites adjoining a residential zone boundary must not operate from 10.00pm - 6.00am.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

31.5.4 Light Spill

Land use activities must comply with Rule 9.3.5.

31.5.5 Minimum Car Parking

Activity	Minimum number of parking spaces
1. Schools	a. For the following schools, the minimum number of parking spaces is the number of parking spaces (including any parking spaces reserved for the dropping off and/or picking up of pupils) that were in place on the site on 26th September 2015: i. Arthur Street School ii. Columba College iii. George Street Normal School iv. Kaikorai Primary School v. Kavanagh College vi. Otago Boys High School vii. Otago Girls High School viii. St Hilda's Collegiate ix. St Joseph's Cathedral School b. For the schools identified in 31.5.5.1.a, one parking space must be provided for each new classroom added after 26th September 2015. c. For all other schools there is no minimum parking standard.

Activity	Minimum number of parking spaces
2. Student hostels	a. hostels with 1 - 10 residents: 1 parking space b. hostels with 11 - 20 residents: 2 parking spaces c. hostels with 21 - 30 residents: 3 parking spaces d. hostels with greater than 30 residents: 3 parking spaces plus 1 additional space for every 10 additional residents (or part thereof)

3. Schools and student hostels must provide mobility parking spaces as follows:

Total number of parking spaces provided	Minimum number of these that must be mobility parking spaces
a. 1 - 20	1 parking space
b. 21 - 50	2 parking spaces
c. For every additional 50 parking spaces	1 additional parking space

4. Required parking spaces may be used for car, cycle or motorcycle parking, except for any required mobility parking spaces, which must be used for mobility car parking.
5. Parking spaces may be shared between land use activities (i.e. the same parking spaces may be used to fulfil the minimum car parking requirement for more than one land use activity), as long as the hours of operation of the land use activities do not overlap.
6. Where the minimum parking performance standard results in the requirement for a fractional space, any fraction under one half will be disregarded and any fraction of one half or greater will be counted as one space.
7. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

Note 31.5.5A - Other relevant District Plan provisions

- Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Performance **{MF cl.16}** Standards.

31.5.6 Noise

Land use activities must comply with Rule 9.3.6.

31.5.7 Setback from National Grid

National Grid Sensitive **{NH cl.16}** activities must comply with Rule 5.6.1.1.

Rule 31.6 Development Performance Standards

31.6.1 Earthworks Standards {Confirmed to be replaced by 8A.5 - EW cl.16¹}

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

31.6.2 Fence Height and Design

1. ~~Fences must not exceed the following height limits, except as provided for below: {Res cl.16¹}~~

Location {Res cl.16}		Maximum height {Res cl.16}
a. {Res cl.16}	Along the road boundary with a state highway {Res cl.16}	2m {Res cl.16}
b. {Res cl.16}	Along all other road boundaries {Res cl.16}	1.4m {Res cl.16}
c. {Res 394.80 and 1051.2}	Along a side or rear boundary with a residential zone {Res 394.80 and 1051.2}	1.4m {Res 394.80 and 1051.2}
e. {Res cl.16}	Along all other side and rear boundaries {Res cl.16}	2m {Res cl.16}

2. ~~Fences along boundaries include fences that are not exactly on the boundary but are within the boundary setbacks required by Rule 31.6.11.1. {Res cl.16}~~
3. ~~Where the maximum height of a fence is 1.4m, the height of a fence may be increased to a maximum height of 2m provided that a minimum of 40% of the entire structure is visually permeable (see-through), or the portion above 1.4m height is visually permeable. Visually permeable refers to construction using trellis, lattice, wrought iron, or spaced palings (palings maximum width 100mm, spacing minimum width 25mm) or other materials that provide gaps that can be seen through (see Figure 15.6D and Figure 15.6E). {Res cl.16}~~
4. ~~The maximum height of a fence on side and rear boundaries (except where adjacent to the recreation zone, or public place), is 2m. {Res cl.16}~~
5. ~~For the purposes of calculating maximum height, where a fence or wall is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence or wall. {Res cl.16}~~

¹ **Res cl.16:** As a clause 16 amendment this performance standard has been restructured from the notified version to provide clarity. This is not a substantive change.

31.6.2.1 Maximum Height {Res cl.16¹}

- a. The maximum height of fences along boundaries (including within the boundary setbacks required by Rule 31.6.11.1) is 2m. {Res cl.16¹}
- b. For the purposes of calculating maximum height, where a fence is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence. {Res cl.16¹}
- c. Fences that contravene this performance standard are restricted discretionary activities. {PO cl.16}

¹ **Res cl.16:** As a clause 16 amendment this performance standard has been restructured from the notified version to

provide clarity. This is not a substantive change.

31.6.2.2 Visual Permeability {Res cl.16¹}

- a. Fences along road boundaries (or within the boundary setbacks required by Rule 31.6.11.1) must be constructed to a length and/or height that maintains visual permeability for 50% of the length of the boundary measured at a height of 1.4m above ground level (see Figure 15.6.D). {Res 190.1 and others}
- b. Fences along the road boundary of a state highway are exempt from this requirement. {Res cl.16¹}
- c. Fences that contravene this performance standard are restricted discretionary activities. {PO cl.16}

¹ **Res cl.16:** As a clause 16 amendment this performance standard has been restructured from the notified version to provide clarity. This is not a substantive change.

31.6.3 Natural Hazards Performance Standards {Was "Hazard Overlay Zones Development Standards" - NH cl.16}

31.6.3.1 Relocatable buildings

~~New buildings (including residential buildings) to be used for sensitive activities containing residential activity on the ground floor {NH 360.239 and NH 961.1} in the Hazard 3 (coastal) Overlay Zone must comply with Rule 11.3.4.~~

31.6.3.2 Minimum floor level {NH 917.27, NH 947.53 and others}

~~New buildings (including residential buildings) to be used for sensitive activities in the Hazard 2 (flood), Hazard 3 (flood) or Hazard 3 (coastal) Overlay Zones must comply with Rule 11.3.3. {NH 917.27, NH 947.53 and others}~~

31.6.3.3 Maximum area of vegetation clearance in the hazard overlay zones

~~Vegetation clearance in the Hazard 1 (land instability) or Hazard 2 (land instability) Overlay Zone must comply with Rule 11.3.2.~~

31.6.4 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

31.6.5 Height

31.6.5.1 Height in relation to boundary

~~New buildings and additions and or alterations to buildings must not protrude through a plane (see Figure 15.6F) raising at an angle of 45 degrees measured from a point adjoining a residential zone must comply with the height in relation to boundary performance standard of that residential zone, along the adjoining boundary (see Rule 15.6.7.1). {Res cl.16}~~

- a. ~~1.3m above ground level at side and rear boundaries, where the neighbouring zone is the Inner City Residential Zone or General Residential 2 Zone; {Res cl.16¹}~~
- b. ~~2.5m above ground level at the side and rear boundaries where the neighbouring zone is any other residential zone; {Res cl.16¹}~~
- c. ~~except: {Res cl.16¹}~~
 - i. ~~where the neighbouring zone is the Inner City Residential Zone, for any new buildings and additions or alterations to buildings within 13m of the road boundary, the height in relation to boundary will be measured from 6.5m above ground level at side boundaries, provided that all buildings on the remainder of the site are set back from the side boundaries by at least 2m (see Figure 15.6G); {Res cl.16¹}~~
 - ii. ~~on boundaries adjacent to non-residential zones, the height in relation to boundary of the adjacent zone~~

applies; **{Res cl.16}**

- iii. where new buildings or additions and alterations are built to a common wall, any part of a building where the height and angle of the roofline are the same as the adjoining building is exempt from this standard; and **{Res cl.16}**
- iv. gable ends and dormers may protrude through the height in relation to boundary plane by a maximum of 1m (see Figure 15.6H). **{Res cl.16}**

d. Rooftop structures are exempt from the performance standard for height in relation to boundary. **{Res cl.16}**

¹ **Res cl.16:** There is no substantive change to the rule, it simply refers back to rule in other section to avoid repeating rule wording.

31.6.5.2 Maximum height

- a. The maximum height for new buildings and structures, and additions and alterations, must not exceed 12m above ground level.
- b. Rooftop structures are exempt from the performance standard for maximum height provided they do not exceed the maximum height limit by more than one third of that limit.
- c. Activities that contravene this performance standard are restricted discretionary activities. **{PO cl.16}**

31.6.6 Location and Screening of Service Areas

- 1. Service areas must be located or screened so that they are not visible at ground level from adjacent: residential activities, residential zoned properties, or public places.
- 2. Service areas must not encroach into required parking, loading or manoeuvring areas.
- 3. Activities that contravene this performance standard are restricted discretionary activities. **{PO cl.16}**

31.6.7 Materials and Design

Repairs and maintenance, and restoration and earthquake strengthening in a heritage precinct that are visible from an adjoining public place **{Her cl.16}** must comply with Rule 13.3.2.

¹ **Her cl.16:** wording of rule amended as a minor change to be consistent across the plan and reflect Rule 13.3.2.

31.6.8 Maximum Building Site Coverage and Impermeable Surfaces {was 'Maximum Site Coverage and Impermeable Surfaces' - MF cl.16¹}

- 1. The maximum building **{MF cl.16}** site coverage of buildings and impermeable surfaces is:

Default zone of the school, as indicated in Appendix A9		Maximum <u>building</u> {MF cl.16} site coverage by buildings (% of site)	Maximum total impermeable site coverage (buildings and impermeable surfaces % of site)
a.	General Residential 2 Zone or Inner City Residential Zone	60%	80%
b.	All other zones	40%	70%

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

¹ **MF cl.16:** Amendment to make provision consistent with rest of plan

31.6.9 Number, Location and Design of Ancillary Signs

31.6.9.1 General

- a. Signs must comply with the following standards, except the following signs are exempt from these standards:
 - i. signs that are not visible from outside the Schools Zone;
 - ii. ~~'regulatory signs' (requiring or prohibiting specified actions), 'warning signs' (informing of hazards or of other features requiring a safe response), or 'directional signs' (identifying the location of, or direction to destinations, routes, building entrances and vehicle accesses) signs and;~~ **{CMU 271.18 and others}**
 - iii. building names (excluding sponsorship names).
- b. Signs must comply with Rule 6.7.3 where visible from a road.
- c. Signs must not be illuminated or digital.
- d. ~~Signs other than those specified in rules 31.6.9.2 and 31.6.9.3 are not allowed.~~ **{MF cl.16}**
- e. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities. **{PO cl.16}**

31.6.9.2 Signs attached to buildings

- a. The height above ground level at the highest point of any sign attached to a building is 4m.
- b. Signs must not be attached to roofs.
- c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
- d. Signs attached to a building must:
 - i. not exceed 1 sign per 30m of road frontage;
 - ii. have a maximum area per display face of 2m²;
 - iii. have a maximum of 2 display faces per sign;
 - iv. where attached to the façade of a building, must not project more than 1m from the façade to which it is attached; and
 - v. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

31.6.9.3 Freestanding signs

- a. The maximum number of freestanding signs is 2 per 50m of frontage.
- b. The maximum dimensions of freestanding signs are:
 - i. maximum height of 4m;
 - ii. maximum area of 4m²;
 - iii. maximum width of 2m; and
 - iv. maximum depth of 400mm **{PO cl.16}**.
- c. Freestanding signs must:
 - i. not obstruct driveways, parking or loading areas parking, loading and access areas; and **{PO cl.16}**
 - ii. Freestanding signs must be located within the site and cannot be located on the road reserve be positioned entirely within the site boundaries. **{PO cl.16}**

Note 31.6A – Other relevant District Plan provisions {PO cl.16¹}

1. Commercial advertising is a non-complying land use activity in all zones except the Airport Zone. {PO cl.16}
2. See Section 3 Public Amenities for the rules related to public noticeboards. {PO cl.16}
3. See Section 4 Temporary Activities for the rules related to temporary signs. {PO cl.16}

¹ PO cl.16: Deleted as definition of "Signs" amended to clarify how different signs are managed in the Plan.

Note 31.6.9B - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
 - a. New Zealand NZ {Trans 881.17} Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs and Signs on State Highways Bylaw {Trans 881.137}*.
 - b. Dunedin City Council Commercial Use of Footpaths Policy
 - c. Dunedin City Council Roadway Bylaw
 - d. Dunedin City Council Traffic and Parking Bylaw

31.6.10 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

31.6.11 Setbacks

31.6.11.1 Boundary setbacks

- a. New buildings and structures, and additions and alterations, must be set back from boundaries as follows:

Building or structure		Setback from road boundary where default zone is General Residential 2 or Inner City Residential	Setback from road boundary where default zone is any other zone	Setback from other boundaries
i.	Buildings	3m	4.5m	4.5m
ii.	Structures greater than 3m tall or 10m ² floor area footprint {PO cl.16 ¹ }	3m	4.5m	4.5m

- iii. Except:

1. fences and ancillary signs are exempt from the performance standard;
2. St. Hilda's Collegiate School adjoining Cobden Street and Heriot Row is exempt from the performance standard; and
3. Kavanagh College adjoining York Place, Tennyson Street, Smith Street, or the north side of Rattray Street, is exempt from the performance standard.

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

¹ PO cl.16: Floor area is replaced by footprint (which is now defined) to improve plan clarity as a minor and inconsequential amendment.

31.6.11.2 Setback from coast and water bodies

New buildings and structures, additions and alterations, ~~earthworks—large-scale, {EW cl.16'}~~ and storage and use of hazardous substances must comply with Rule 10.3.3.

¹ **EW cl.16:** As a clause 16 amendment, reference to earthworks in the setback from coast and water bodies standards in all management and major facility zones have been moved to setback standards in the new city-wide section (Rule 8A.5.10). Any amendments to provisions as a result of submissions are shown there.

31.6.11.3 Setback from National Grid ~~national-grid~~ **{NH cl.16}**

New buildings and structures, and additions and alterations, ~~and earthworks~~ **{EW cl.16'}** must comply with Rules 5.6.1.1. ~~and 5.6.1.2~~ **{EW cl.16'}**

¹ **EW cl.16:** As a clause 16 amendment, reference to earthworks in the setback from National Grid standards in all management and major facility zones have been moved to setback standards in the new city-wide section (Rule 8A.5.5). Any amendments to provisions as a result of submissions are shown there.

31.6.11.4 Setback from scheduled tree

New buildings and structures, additions and alterations, ~~earthworks, {EW cl.16'}~~ and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

¹ **EW cl.16:** As a clause 16 amendment, reference to earthworks in the setback from scheduled tree standards in all management and major facility zones have been moved to setback standards in the new city-wide section (Rule 8A.5.11). Any amendments to provisions as a result of submissions are shown there.

31.6.12 Maximum Area of Vegetation Clearance (UBMA) {Confirmed for addition - NatEnv cl.16¹}

Vegetation clearance in an urban biodiversity mapped area (UBMA) must comply with Rule 10.3.2.1. {NatEnv cl.16}

¹ **NatEnv cl.16:** As the Schools Major Facility Zone is partly covered by an Urban Biodiversity Mapped Area, this has been added as a clause 16 amendment to clarify that the vegetation clearance performance standard (Rule 10.3.2.1) applies in the UBMA.

Rule 31.7 Subdivision Performance Standards

Subdivision activities must comply with the subdivision performance standards of the default zone (the default zones are listed in Appendix A9).

Rule 31.8 Assessment of Controlled Activities

Rule 31.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 31.8.2:
 - a. lists the matters over which Council has reserved its control; and
 - b. provides guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
 - ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 31.9; and
 - iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 31.11; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 31.12; and
 - iii. the assessment guidance in this section will also be considered.

31.8.2 Assessment of all controlled activities

Development activity	Matters of control	Guidance on the assessment of the resource consents
1. <u>Affecting a scheduled heritage building or a scheduled heritage structure: {Her cl.16}</u> • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • <u>Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1) {Her 547.91}</u>	a. Effects on heritage values	See Rule 13.4

Rule 31.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 31.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 31.9.2 - 31.9.56 **{MW 1071.16}**:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 31.9.2 - 31.9.6 apply as follows: **{MF cl.16}**
 - a. Rule 31.9.2 applies to all performance standard contraventions;
 - b. Rule 31.9.3 applies to land use performance standard contraventions;
 - c. Rule 31.9.4 applies to development performance standard contraventions;
 - d. Rule 31.9.5 applies to subdivision performance standard contraventions; and
 - e. Rule 31.9.6 applies to performance standard contraventions in a mapped area. {MF cl.16}

31.9.2 Assessment of all performance standard contraventions

Performance standard	Guidance on the assessment of resource consents

31.9.2 Assessment of all performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	<i>Potential circumstances that may support a consent application include:</i> a. The degree of non-compliance with the the performance standard is minor. b. The need to meet other performance standards, or other site specific factors, make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. e. The schools are able to operate efficiently and effectively. <i>General assessment guidance:</i> f. Where more than one standard is contravened, the combined effects of the contraventions should be considered. g. In balancing consideration of the objectives and policies related to the maintenance of heritage values and those related to general amenity, greater weight will usually be placed on heritage policies

31.9.3 Assessment of land use performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Electrical interference	a. Effects on health and safety	See Rule 9.4
2.	Hours of operation	a. Effects on surrounding sites' residential amenity	<i>Relevant objectives and policies:</i> i. Objective 31.2.2 ii. Conference, and meeting and function activity {MF cl.16} and use of schools' sports fields avoid or, if avoidance is not possible practicable {PO 908.3 and others}, adequately mitigate, noise and other adverse effects on the amenity of surrounding residential properties (Policy 31.2.2.7). <i>Potential circumstances that may support a consent application include:</i> iii. The extension of hours will not result in unreasonable nuisance from vehicle movements or other noise.
3.	Minimum car parking	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility	See Rule 6.9

31.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resources consents

31.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resources consents
1.	- Boundary setbacks - Height in relation to boundary - Maximum height	a. Effects on amenity of surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 31.2.2 ii. Buildings and structures are of a height and setback from boundaries that ensures there are no more than minor effects on the sunlight access of current and potential future residential buildings and their outdoor living spaces (Policy 31.2.2.1.a). <i>Potential circumstances that may support a consent application include:</i> iii. Residential buildings on neighbouring sites receive adequate natural light and privacy.
		b. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 31.2.2 ii. <u>Buildings and structures are of a height and setback from boundaries that ensures {MF cl.16}</u> adverse effects on neighbourhood amenity are avoided or if avoidance is not possible practicable {PO 908.3 and others}, are mitigated so that they are no more than minor (Policy 31.2.2.1.b). <i>Potential circumstances that may support a consent application include:</i> iii. The boundary setback is consistent with the setbacks of adjoining properties. iv. Landscaping or fences screen or soften the visual effects of buildings.
2.	Earthworks standards: Batter gradient {EW cl.16} ¹	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 31.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by using a batter gradient that will be stable over time (Policy 31.2.3.1.b). <i>Conditions that may be imposed include, but are not limited to:</i> iii. Maximum slopes of cut and fill batters. iv. Time limits for retaining wall installation to avoid leaving a cut slope unsupported for an extended period. v. Temporary shoring requirements to maintain stability before a wall is constructed. vi. Supervision and monitoring requirements for retaining wall construction and standard earthworks construction.

31.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resources consents
3-	Earthworks standards: Setback from property boundary, buildings, structures and cliffs {EW cl.16}¹	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 31.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by being set back an adequate distance from property boundaries, buildings and cliffs (Policy 31.2.3.1.a).
4-	Earthworks standards: - Setback from national grid - Setback from network utilities {EW cl.16}¹	a. Effects on efficient and effective operation of network utilities b. Effects on health and safety	See Rule 5.7
5-	Earthworks standards: Sediment control {EW cl.16}¹	a. Effects on surrounding sites b. Effects on biodiversity and natural character values of riparian margins and coast c. Effects on the efficiency and/or affordability of infrastructure	<i>Relevant objectives and policies:</i> i. Objective 31.2.3 ii. Earthworks and any associated retaining structures are designed and located to minimise adverse effects on surrounding sites and the wider area by managing earthworks to avoid sediment run-off, including on to any property, or into any stormwater pipes, drains, channels or soakage systems, <u>or the coastal marine area {EW 1071.106}</u> (Policy 31.2.3.2.b). See Rule 10.4 See Rule 9.4

31.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resources consents
6.	Fence height and design	a. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 31.2.2 ii. Fences <u>adjoining roads or public places</u> {MF cl.16} are of a height and design that contribute positively to neighbourhood amenity (Policy 31.2.2.3). <i>Potential circumstances that may support a consent application include:</i> iii. The increased height or reduced visual permeability is necessary to meet protection requirements, to provide security, minimise noise effects from a busy road or activity, or for public well-being. iv. The fence design maintains an attractive interface with the street. v. The fence will be screened by landscaping.
		b. Effects on health and safety	See Rule 9.4
7.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.4
		b. Risk from natural hazards {PO cl.16}	See Rule 11.4 {PO cl.16}
8.	Location and screening of service areas	a. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 31.2.2 ii. Development maintains or enhances neighbourhood amenity by ensuring service areas are not visible from ground level outside the site (Policy 31.2.2.2).
9.	<u>Affecting a scheduled heritage building or scheduled heritage structure</u> {Her cl.16} • Materials and design	a. Effects on heritage values	See Rule 13.5
10.	Maximum building site coverage and impermeable surfaces	a. Effects on efficiency and affordability of infrastructure	See Rule 9.4

31.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resources consents
11.	Hazard overlay zones development standards: {MF cl.16³} - Minimum floor level {NH 917.27, NH 947.53 and others} - Relocatable buildings {MF cl.16³} - Maximum area of vegetation clearance in the hazard overlay zones {MF cl.16³}	a. Risk from natural hazards {MF cl.16³}	See Rule 11.4 {MF cl.16³}
12.	Number, location and design of ancillary signs	a. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 31.2.2 ii. Ancillary signs <u>visible outside the zone</u> {MF cl.16³} are located and designed to maintain or enhance {MF cl.16³} streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose (Policy 31.2.2.4).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.9
13.	Setback from coast and water bodies	a. Effects on biodiversity values and natural character of the coast and riparian margins <u>and the coast</u> {MF cl.16}	See Rule 10.4
		b. Effects on public access	See Rule 10.4
		c. Risk from natural hazards	See Rule 11.4

31.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resources consents
14.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6
15.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.9

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **MF cl.16:** As a clause 16 amendment, the text has been corrected to align with policy wording. This is not a substantive change.

³ **MF cl.16:** As a clause 16 amendment this content has been moved to Rule 31.9.6. This is not a substantive change to provisions.

31.9.5 Assessment of subdivision performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. Subdivision performance standards	See the subdivision standards of the default zone (the default zones are listed in Appendix A9).

31.9.6 Assessment of restricted discretionary performance standard contraventions in a mapped area {MW 1071.16}

Performance standard {MW 1071.16}	Matters of discretion {MW 1071.16}	Guidance on the assessment of resource consents {MW 1071.16}
1. In a wāhi tūpuna mapped area : {MW 1071.16} Setback from coast and water bodies {MW 1071.16}	a. Effects on cultural values of Manawhenua {MW 1071.16}	See Rule 14.3 {MW 1071.16}
X. In an urban biodiversity mapped area : Maximum area of vegetation clearance (UBMA) {NatEnv cl.16}	a. Effects on biodiversity values {NatEnv cl.16}	See Rule 10.4 {NatEnv cl.16}
Y. {MF cl.16} Hazard overlay zones development standards In a hazard overlay zone {NH cl.16}: - Minimum floor level {NH 917.27, NH 947.53 and others} - Relocatable buildings (Hazard 3 (coastal) Overlay Zone) {NH cl.16} - Maximum area of vegetation clearance in the hazard overlay zones (Hazard 1 or 2 (land instability) overlay zones) {NH cl.16} - Hazardous substances quantity limits and storage requirements {PO cl.16}	a. Risk from natural hazards	See Rule 11.4

¹ **NatEnv cl.16:** As the Schools Major Facility Zone is partly covered by an Urban Biodiversity Mapped Area, this has been added as a clause 16 amendment to clarify that the vegetation clearance performance standard (Rule 10.3.2.1) applies in the UBMA.

² **MF cl.16:** As a clause 16 amendment this content has been moved from Rule 31.9.4. This is not a substantive change to provisions.

Rule 31.10 Assessment of Restricted Discretionary Activities

Rule 31.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 31.10.2 - 31.10.4:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how a consent application will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 31.10.2 - 31.10.4 apply as follows: {MF cl.16}
 - a. Rule 31.10.2 applies to restricted discretionary land use activities;
 - b. Rule 31.10.3 applies to restricted discretionary development activities; and
 - c. Rule 31.10.4 applies to restricted discretionary subdivision activities. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
5. Where a restricted discretionary activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 31.9; and
 - iv. the matters of discretion in this section will be assessed as indicated.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 31.11; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 31.12; and
 - iii. the assessment guidance in this section will also be considered.

31.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
A. All high trip generators: {Trans cl.16} any activities that generate 250 or more vehicle movements a day {Trans cl.16}	a. Effects on accessibility {Trans cl.16} b. Effects on the safety and efficiency of the transport network {Trans cl.16}	See Rule 6.10 {Trans cl.16}
1. Community and leisure - large scale Early childhood education - large scale	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility c. Effects on surrounding sites' residential amenity	See Rule 6.10 <i>Relevant objectives and policies:</i> i. Objective 31.2.2 ii. Early childhood education - large scale and community and leisure - large scale is designed to avoid or, if avoidance is not possible practicable {PO 908.3 and others}, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 31.2.2.6).

¹ **Trans cl.16:** Under Transportation section assessment rules (Rule 6.10.2.7a&b), 'effects on accessibility' and 'effects on safety and efficiency of the transport network' are matters of discretion for high trip generators, which include land use activities that generate 250 or more vehicle movements a day. However, the rule necessary to link to Rule 6.10.2.7 was inadvertently omitted from notified Section 31 assessment rules. The correction of this error, via the addition of Rule 31.10.2.A, does not result in a substantive change to the effect of provisions.

31.10.3 Assessment of restricted discretionary development activities

		Matters of discretion	Guidance on the assessment of resource consents
1.	In a Hazard 1 (land instability) Overlay Zone (see Rule 31.3.6): New buildings, and additions and alterations to buildings, which create more than 1m² of new ground floor area {NH 73.4 and others}	a. Risk from natural hazards {NH 73.4 and others}	See Rule 11.5 {NH 73.4 and others}

31.10.3 Assessment of restricted discretionary development activities

		Matters of discretion	Guidance on the assessment of resource consents
2.	In a ~~the~~ Hazard 1 ~~or {NH cl.16³} 2~~ (flood) {NH 73.4 and others} Overlay Zone other than the hazard 1 (land instability) Overlay Zone {NH 73.4 and others} (see Rule 31.3.6): • New buildings, and additions and alterations to buildings, which create more than 60m² of new ground floor area • <u>Natural hazards {NH cl.16}</u> <u>sensitive activities {NH 634.74}</u> • <u>Natural hazards {NH cl.16}</u> <u>potentially sensitive activities {NH 634.74}</u>	a. Risk from natural hazards	See Rule 11.5

31.10.3 Assessment of restricted discretionary development activities

		Matters of discretion	Guidance on the assessment of resource consents
3.	<u>Activities affecting a scheduled heritage building or scheduled heritage structure: {Her cl.16}</u> • All other Additions and alterations that affect a protected part of a scheduled heritage building or scheduled heritage structure • Removal for relocation of a scheduled heritage building or scheduled heritage structure {Her cl.16}	a. Effects on heritage values	See Rule 13.6

31.10.3 Assessment of restricted discretionary development activities

		Matters of discretion	Guidance on the assessment of resource consents
4.	Earthworks – large scale (that exceed the scale thresholds for the Schools Zone) {EW cl.16'}	a. Effects on visual amenity and character b. Effects on the amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 31.2.3 ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not possible, adequately mitigated (Policy 31.2.3.3.a). iii. Adverse effects on the amenity of surrounding properties, including from changes to drainage patterns, will be avoided or, if avoidance is not possible, adequately mitigated (Policy 31.2.3.3.b). <i>Potential circumstances that may support a consent application include:</i> iv. There is no, or only minimal, alteration to the natural landform. v. Any cut or fill will be restored or treated to resemble natural landforms. vi. The earthworks will not remove or effect existing vegetation or landscaping. <i>Conditions that may be imposed include, but are not limited to:</i> vii. Measures to minimise visual effects, e.g. requirements for revegetation and/or landscaping. viii. Maximum slopes of cut and fill batters. ix. Measures to divert surface water and rain away from, or prevent from discharging over, batter faces and other areas of bare earth. x. Measures to ensure there are no adverse effects from changes to drainage patterns on surrounding properties. xi. Requirement to de-compact soils; to take other remedial action to ensure the natural absorption capacity of the soils is not reduced; or to use other mitigation measures to ensure the overall absorption of rain water on site is not diminished.

31.10.3 Assessment of restricted discretionary development activities

		Matters of discretion	Guidance on the assessment of resource consents
		e. Effects on the stability of land, buildings, and structures	<i>Relevant objectives and policies:</i> i. Objective 31.2.3 ii. Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not possible, adequately mitigated (Policy 31.2.3.3.c). <i>Potential circumstances that may support a consent application include:</i> iii. A geotechnical report confirms the existing ground is suitably stable for the proposed works, and proposed works will not create instability risks for surrounding land, buildings, or structures (see Special Information Requirements – Rule 31.13.1). iv. Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering standards.
		d. Where in a wāhi tūpuna mapped area , effects on cultural values of ~~m~~ Manawhenua {MW 1071.19}	See Rule 14.4
5.	Earthworks – large scale (that exceed scale thresholds for a SNL) {EW cl.16'}	a. Effects on landscape values	See Rule 16.10
6.	Earthworks – large scale (that exceed scale thresholds within 5m of a water body or MHWS) {EW cl.16'}	a. Effects on biodiversity and natural character of riparian margins and the coast	See Rule 10.5
		b. Effects on public access	

31.10.3 Assessment of restricted discretionary development activities

		Matters of discretion	Guidance on the assessment of resource consents
7.	- Earthworks – large scale (that exceed scale thresholds for a hazard (land instability) overlay zone) - Earthworks – large scale (that exceed scale thresholds for a hazard (flood) overlay zone) {EW cl.16}	a. Risk from natural hazards	See Rule 11.5
8. {NH cl.16}	In a geologically sensitive mapped area (GSA): {NH cl.16} Earthworks – large scale (that exceed underlying zone scale thresholds) {NH cl.16}	a. Risk from natural hazards {NH cl.16}	See Rule 11.5 {NH cl.16}

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **NH cl.16:** Geologically sensitive areas are not part of this Plan, and are included in the data map for information purposes only. Reference to them in assessment rules is therefore incorrect and has been removed under cl.16. There is no substantive change to the provisions.

³ **NH cl.16:** As a clause 16 amendment, there is no intersect between the Schools Zone and the Hazard 1 (flood) Overlay Zone.

31.10.4 Assessment of restricted discretionary subdivision activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All subdivision activities	a. Effects on the efficient and effective operation of the school	<i>Relevant objectives and policies:</i> i. Objectives 31.2.1, 2.3.1 ii. Subdivision does not adversely affect the efficient and effective operation of the school (Policy 31.2.1.5.b).
		See the subdivision <u>activities</u> {PO cl.16} restricted discretionary assessment rule of the default zone (default zones are listed in Appendix A9).	

Rule 31.11 Assessment of Discretionary Activities

Rule 31.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 31.11.2 - 31.11.43 **{NH 634.74}** provide guidance on how a consent application for the listed discretionary activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
 - b. potential circumstances that may support a consent application;
 - c. general assessment guidance, including any effects that will be considered as a priority; and
 - d. conditions that may be imposed.
3. Rules 31.11.2 - 31.11.4 apply as follows: **{MF cl.16}**
 - a. Rule 31.11.2 applies to all discretionary land use activities; and
 - b. Rule 31.11.4 applies to discretionary performance standard contraventions. **{MF cl.16}**
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

31.11.2 Assessment of discretionary land use {**MF cl.16**} activities

Activity	Guidance on the assessment of resource consents
1. All discretionary <u>land use</u> activities including listed below: {PO cl.16} • sport and recreation involving the use of motorised vehicles • activities listed below {PO cl.16}	<i>Relevant objectives and policies (priority considerations):</i> - Objectives 2.3.1, 31.2.1 - Activities that are not ancillary to schools activity {MF cl.16}: - are related to or support the school, or have other operation requirements that mean they need to locate in the zone; - support the efficient and effective operation of school; - are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - are designed and operated in line with Objective 31.2.2 and its policies (Policy 31.2.1.3). <i>Potential circumstances that may support a consent application include:</i> - For discretionary land use activities, whether any associated development activities meet relevant development performance standards, or are otherwise consistent with relevant objectives and policies for development. - All relevant land use performance standards are met, including noise and light spill standards. <i>General assessment guidance:</i> - In assessing the significance of effects, consideration will be given to: - short to long term effects, including effects in combination with other activities; and - the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. - In assessing activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered: {MF cl.16} <i>Relevant guidance from other sections (priority considerations):</i> - See Section 6.11 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16'} - See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety {PHS cl.16} - See Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua {MW 1071.3}

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section,

for all discretionary activities. This does not change the effect of provisions.

31.11.3 Assessment of discretionary land use activities {NH634.74}	
Activity {NH634.74}	Guidance on the assessment of resource consents {NH634.74}
1. In the hazard 1 overlay zones (see Rule 31.3.6): {NH cl.16¹} Potentially sensitive activities permitted in the Schools Zone {NH cl.16¹}	See Section 11.6 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards: {NH cl.16¹}
2. In the hazard 2 overlay zones (see Rule 31.3.6): {NH634.74} - Potentially sensitive activities not permitted in the Schools Zone {NH634.74} - Sensitive activities {NH634.74}	See Section 11.6 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards: {NH634.74}

¹ **NH cl.16:** This content has been deleted because it was included in error.

31.11.4 Assessment of discretionary performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents
1. - Acoustic insulation - Noise - where the limit is exceeded by up to <u>less than</u> {PHS cl.16} 5dB LAeq (15min) - Light spill - where the limit is exceeded by 25% or less	<i>Relevant guidance from other sections (priority considerations):</i> See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 31.12 Assessment of Non-complying Activities

Rule 31.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 31.12.2 - 31.12.5 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
 - b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 31.12.2 - 31.12.5 apply as follows: {MF cl.16}
 - a. Rule 31.12.2 applies to all non-complying activities;
 - b. Rule 31.12.3 applies to non-complying land use activities;
 - c. Rule 31.12.4 applies to non-complying development activities; and
 - d. Rule 31.12.5 applies to non-complying performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

31.12.2 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resources consents

31.12.2 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resources consents
1. All non-complying activities	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 2.3.1, 14.2.1, 31.2.1 b. Activities not ancillary to schools activity {PO cl.16}: i. are related to or support the school, or have other operation requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of the school; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. they are designed and operated in line with Objective 31.2.2 and its policies (Policy 31.2.1.3). <i>General assessment guidance:</i> c. In assessing the significance of effects consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. d. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. <i>Relevant guidance from other sections (priority considerations):</i> e. <u>See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16}</u> f. <u>See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety {PHS cl.16}</u> g. <u>See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua {MW 1071.3}</u>

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all non-complying activities. This does not change the effect of provisions.

31.12.3 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
1. • Cemeteries • Crematoriums • Landfills	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua.
2. Commercial advertising in all zones {PO cl.16}	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.4.1 b. Policy 2.4.1.6.c
3. In the hazard 1 overlay zones (see Rule 31.3.6): {NH 73.4 and others} • Potentially sensitive activities not permitted in the Schools Zone {NH 73.4 and others} • Sensitive activities {NH 73.4 and others}	See Section 11.7 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards: {NH 73.4 and others}

31.12.4 Assessment of non-complying development activities

Activity	Guidance on the assessment of resource consents
1. Demolition of a protected part of a scheduled heritage building or scheduled heritage structure	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1, and effects on heritage values.

31.12.5 Assessment of non-complying performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents
1. Archaeological sites (earthworks) {EW cl.16¹}	See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.4 and effects related to the inappropriate development and use in Dunedin's archaeological sites.
2. • Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
3. Setback from National Grid	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 5.10 for guidance on the assessment of resource consents in relation to Objective 5.2.4 5.2.2 {NU 918.29} and effects related to the efficient and effective operation of network utilities and public health and safety.

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Rule 31.13 Special Information Requirements

EW cl.16: As a clause 16 amendment, Rule 31.13.1 Geotechnical investigation report has been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

32. Stadium

32.1 Introduction

The Forsyth Barr Stadium is located at Logan Point, immediately south of Logan Park. The area is approximately 5.1ha in size and is located between Anzac Avenue (SH 88), Ravensbourne Road, the Water of the Leith and the main south railway line. The Forsyth Barr Stadium has a capacity for up to 35,000 spectators and provides a venue for international and local sporting events as well as concerts, community events and conferences.

The zone is bordered by the Industrial Zone to the north-east, and **{MF cl.16}** east and south, Princes, Parry and Harrow Street Zone to the west, GBD Edge Zone to the south, **{MF cl.16}** Campus Zone **{MF cl.16}** to the north-west east **{MF cl.16}** and Recreation Zone **{MF cl.16}** to the north. The University of Otago uses the University Plaza building at the western end of the stadium for campus activities activity **{PO cl.16}**. This building, and the plaza area in front of it, are zoned Campus. A large car park services the stadium.

The Forsyth Barr Stadium and its associated activities have the potential for visual, noise and traffic effects that may impact on surrounding land uses. The effects of activities within the area must be carefully managed to ensure that there are no adverse impacts on the rest of the city. Activities permitted within the Stadium Zone are limited to those clearly associated with the operation and function of the stadium, or that make use of the stadium facility itself.

32.2 Objectives and Policies

Objective 32.2.1	
The stadium is able to operate efficiently and effectively.	
Policy 32.2.1.1	Enable major recreation facility activity in the Stadium Zone.
Policy 32.2.1.2	Provide for activities ancillary to major recreation facility activity where they are designed and operated in line with Objective 32.2.2 and its policies.
Policy 32.2.1.3	Only allow activities that are not ancillary to major recreation facility activity where: - they are related to or support the Forsyth Barr Stadium, or have other operational requirements that mean they need to locate in the zone; - they will support the efficient and effective operation of the Forsyth Barr Stadium; - they are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - they are designed and operated in line with Objective 32.2.2 and its policies.
Policy 32.2.1.4	Enable land that is surplus to the needs of the Forsyth Barr Stadium to transition to the Campus Zone (<u>except in the hazard facility mapped area</u>) or Industrial Zone (in the hazard facility mapped area) {MF 906.58}, so that future development that is not related to major recreation facility activity ~~can~~ <u>will</u> {PO cl.16} be managed in accordance with the objectives and policies of that zone.
Policy 32.2.1.5	Only allow subdivision <u>activities</u> {PO cl.16} where: <u>the subdivision does not adversely affect the efficient and effective operation of the Forsyth Barr Stadium.</u> {MF 906.58} ~~it is in accordance with the provisions of the Campus Zone; and~~ {MF 906.58} ~~the subdivision does not adversely affect the efficient and effective operation of the Forsyth Barr Stadium.~~ {MF 906.58}
Policy 32.2.1.6	Enable car parking areas to be used for stand-alone car parking when not required for major recreation facility activity.

Objective 32.2.2

Land use activities and development are designed and operated to:

- a. provide a good standard of on-site amenity for visitors;
- b. maintain or enhance the amenity of surrounding areas, as far as practicable; and
- c. avoid adverse effects on people's health and safety.

Policy 32.2.2.1	Require development along Ravensbourne Road (amenity route mapped area) to provide a high level of streetscape amenity by: a. providing landscaping of a height and density adequate to maintain or enhance the amenity of the route; and b. setting back buildings an adequate distance to allow this landscaping.
Policy 32.2.2.2	Only allow buildings greater than 20m in height where: <u>adverse effects on the skyline vista of the city, particularly as viewed from Dunedin's inner hill suburbs across the harbour towards the Otago Peninsula, are minimised as far as practicable through the use of quality and contextually appropriate architectural design.</u> {MF 308.343 and 308.497} a. ~~they contribute positively to the skyline vista of the city, by being of a quality and contextually appropriate architectural design.; and~~ {MF 308.343 and 308.497} b. ~~they avoid significant adverse effects on views from Dunedin's inner hill suburbs across the upper harbour toward the Otago Peninsula.~~ {MF 308.343 and 308.497}
Policy 32.2.2.3	Only allow buildings over 47m in height where: a. the height is essential to the operation of the Forsyth Barr Stadium; and b. the height exceedance is minimal.
Policy 32.2.2.4	Require ancillary signs visible from outside the zone to be located and designed to be {MF cl.16} maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.
Policy 32.2.2.5	Require land use activities to operate, and development to be designed, to ensure that adverse effects from noise on the health of people ~~can~~ <u>will</u> {PO cl.16} be avoided or, if avoidance is not possible <u>practicable</u> {PO 908.3 and others} , are insignificant.
Policy 32.2.2.6	Require ancillary commercial activities to be designed, located and operated to primarily serve staff and visitors to the Forsyth Barr Stadium.
Policy 32.2.2.7	<u>Require the Forsyth Barr Stadium is to have</u> {MF cl.16} predominantly muted colours, to minimise adverse effects on the skyline vista of the city and views across the harbour.

EW cl.16: As a clause 16 amendment, Objective 32.2.3 and its policies have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Rules

Rule 32.3 Activity Status

Rule 32.3.1 Rule location

The activity status tables in rules 32.3.3 to 32.3.5 specify the activity status of land use activities, development activities, and subdivision activities in the Stadium Zone, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction **{PO cl.16}**
3. Network Utilities and energy generation **{NU 360.233}** (Section 5)
4. Transportation Activities **{PO cl.16}** (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A) **{EW cl.16}**

Rule 32.3.2 Activity status introduction

1. The activity status **{MF cl.16}** tables in rules 32.3.3 - 32.3.5 show the activity status of activities in the Stadium Zone and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.3 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. The nested tables in Section 1.3 are intended to be a complete list of activities and categories of activities. For any activity that is not covered by any of the defined activities in the nested tables, the activity status will be non-complying if the activity status of "all" or "all other" activities in the most closely related category is non-complying, otherwise it will be discretionary.

Performance Standards

6. Performance standards are listed in the far right column of the activity status tables.
7. Performance standards apply to permitted, controlled, and restricted discretionary activities.
8. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity ~~will become restricted discretionary, unless otherwise indicated by the relevant performance standard is indicated in the relevant performance standard rule.~~ **{PO cl.16}**.
9. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Activity-status Meaning {PO cl.16}
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

32.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Acoustic insulation (noise sensitive activities) b. Electrical interference c. Light spill d. Noise
Major facility activities		Activity status	Performance standards
2.	Major recreation facility	P	a. Minimum car parking
3.	All other activities in the major facility activities category	NC	
Community activities		Activity status	Performance standards
4.	Early childhood education	NC	
5.	All other activities in the community activities category	P	a. <u>Location (hazard facility mapped area) {PHS 906.1}</u>
Commercial activities		Activity status	Performance standards
6.	Commercial activities ancillary to major recreation facility activity	P	a. Location
7.	Visitor accommodation	D	
8.	Office	D	
9.	Stand-alone car parking	P	
10.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
11.	All activities in the residential activities category	NC	
Industrial activities		Activity status	Performance standards
12.	All activities in the industrial activities category	NC	
Rural activities		Activity status	Performance standards

13.	All activities in the rural activities category	NC	

32.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities {MF cl.16}		a. Setback from coast and water bodies {NatEnv cl.16}
2.	Performance standards that apply to all buildings and structures activities		a. Building design b. Number, location and design of ancillary signs c. Maximum height d. Hazard overlay zones development standards {NH 917.27, 360.239 and 691.1} e. <u>Setback from coast and water bodies</u> {NatEnv cl.16}
Buildings and structures activities		Activity status	Performance standards
3.	All <u>new</u> {PO cl.16} buildings and additions and alterations to buildings	P	a. Boundary setbacks
4.	All other buildings and structures activities	P	
Site development activities		Activity status	Performance standards
5.	~~Earthworks – small scale~~ {EW cl.16¹}	P	a. ~~Earthworks standards~~
6.	~~Earthworks – large scale~~ {EW cl.16¹}	RD	a. ~~Earthworks standards~~
7.	Parking, loading and access	P	a. Parking, loading and access standards b. Boundary treatments and other landscaping
8.	~~New or additions to parking areas, or extensions to existing parking areas~~ that result in the creation of {Trans cl.16} 50 or more new parking spaces.	RD	a. Boundary treatments and other landscaping b. Parking, loading and access standards
9.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements b. <u>Setback from coast and water bodies</u> {NatEnv cl.16}
10.	Vegetation clearance	P	
11.	All other site development activities	P	

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Note 32.3.4A - General advice

1. Under the Heritage New Zealand Pouhere Taonga Act 2014 it is an offence to modify or destroy an archaeological site without obtaining an archaeological authority from Heritage New Zealand (HNZ). An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand {Her 547.80}. This is the case regardless of whether the land on which the site is located is {Her 547.80} designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
2. An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
3. Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
4. The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within Dunedin. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.

32.3.5 Activity status table - subdivision activities

Subdivision activities	Activity status	Performance standards
1. Subdivision activities	RD	a. Subdivision performance standards

Note 32.3.5A - Other RMA considerations {PO 490.4}

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

Rule 32.3.6 Transition to Campus Zone or Industrial Zone {MF 906.58}

1. On receipt of written notice from both the landowner and operator of Forsyth Barr Stadium (if different) to Dunedin City Council confirming that all or part of the land within the Stadium Zone is surplus to Forsyth Barr Stadium requirements, the provisions of the Stadium Zone will no longer apply to that parcel of land and the provisions of the following zones **Campus Zone {MF 906.58}** will apply in full:
 - a. to those parts of the Stadium Zone that are outside the **hazard facility mapped area**, the Campus Zone will apply {MF 906.58}
 - b. to those parts of the Stadium Zone that are inside the **hazard facility mapped area**, the Industrial Zone will apply {MF 906.58}

Rule 32.4 Notification

1. With respect to resource consent applications for the following activities, Manawhenua will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided: {MW 1071.2}
 1. all restricted discretionary activities that list 'effect on cultural values of Manawhenua' as a matter for discretion; and {MW 1071.2}
 2. discretionary and non-complying activities in a wāhi tūpuna mapped area where the activity is identified as a threat in Appendix A4. {MW 1071.2}
2. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 32.5 Land Use Performance Standards

32.5.1 Acoustic Insulation

Noise sensitive activities in the Stadium Zone must comply with Rule 9.3.1.

32.5.2 Electrical Interference

Land use activities must comply with Rule 9.3.2.

32.5.3 Light Spill

Land use activities must comply with Rule 9.3.5.

32.5.4 Location

1. For commercial activities ancillary to major recreation facility activity, customer access must only be available from inside the stadium buildings.
2. Activities that contravene this performance standard are restricted discretionary activities.{PO cl.16}

32.5.5 Minimum Car Parking

1. Major recreation facility activity must provide a minimum of 163 parking spaces, including 5 mobility parking spaces.
2. Activities that contravene this performance standard are restricted discretionary activities.{PO cl.16}

Note 32.5.5A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Performance {MF cl.16} Standards.

32.5.6 Noise

Rule 32.5.6.1 Noise

- a. Land use activities must comply with Rule 9.3.6, except stadium noise events (see Rule 32.5.6.2).

Rule 32.5.6.2 Stadium Noise Events

- a. Stadium noise events must not exceed 75 dB LAeq (15 min) or 80 dB LAFmax measured at the **stadium noise mapped area**.

- b. The maximum number of stadium noise events allowed within the following noise ranges is:

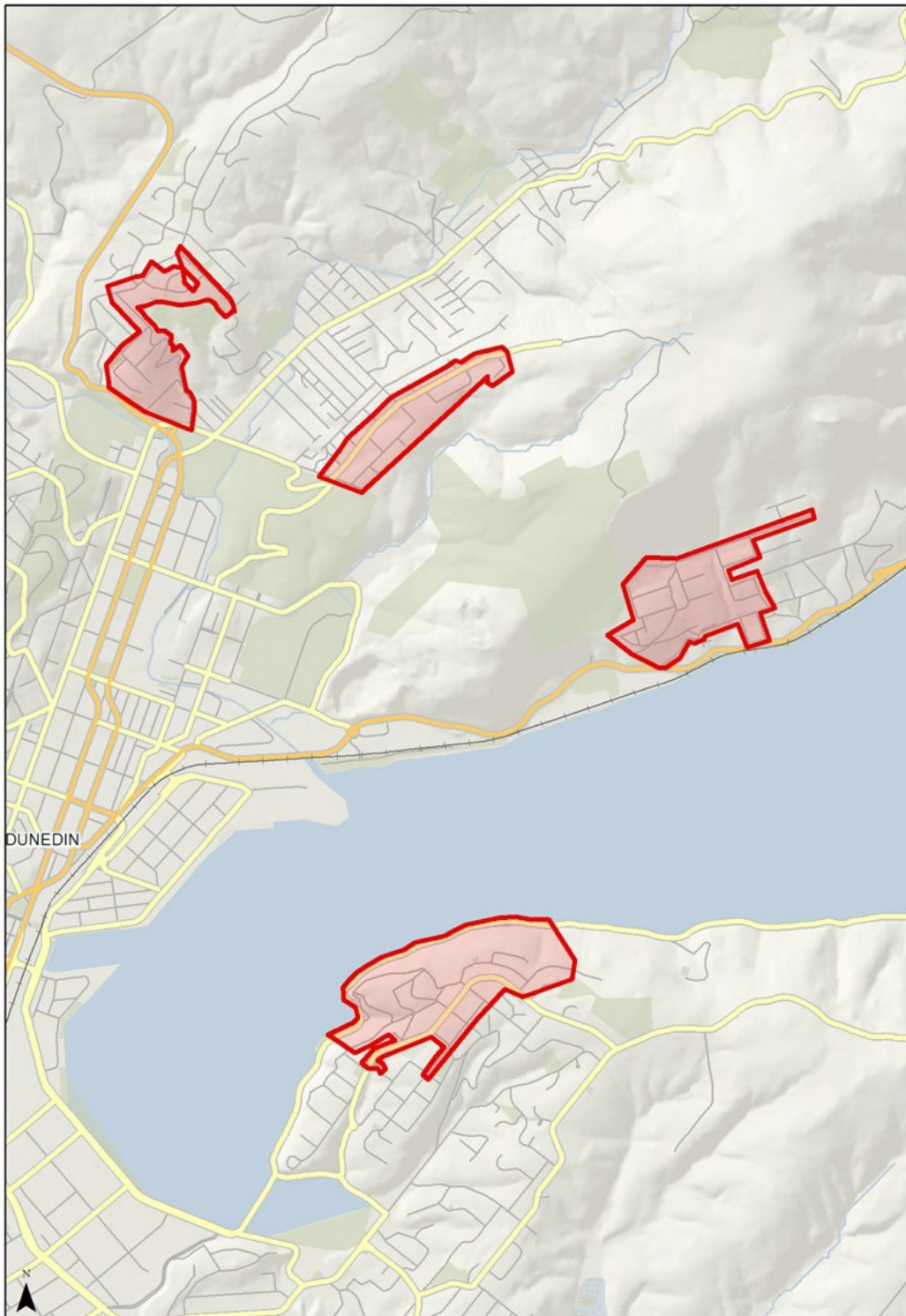
Noise measured at the boundary of the stadium noise mapped area		Maximum number of events per calendar year
i.	Between 65 dB LAeq (15 min) and up to 75 dB LAeq (15 min); or up to 80 dB LAF max	3
ii.	Between 55 dB LAeq (15 min) and up to 65 dB LAeq (15 min); or up to 75 dB LAF max	12 events
iii.	Up to 55 dB LAeq (15 min)	n/a

- c. Stadium noise events must not commence before 10.00am or finish after 12.00am (midnight) for events between 1 November and the end of February, or after 11.00pm for events between 1 March and 31 October. For clarity, the event may exceed four hours, but the period during which any noise is produced that exceeds the noise limits in Rule 9.3.6 must not exceed four hours.
- d. Stadium noise events must comply with the following restrictions:
- There must be no more than two stadium noise events in any one seven-day period, except for two weeks of the year which may have a maximum of four stadium noise events in any one seven-day period; and
 - There must be no more than two stadium noise events that exceed 55 dBA Leq (15 min) within any Sunday to Thursday period inclusive; and
 - Stadium noise events that exceed 55 dBA Leq (15 min) must not be held on consecutive days within any Sunday to Thursday period inclusive; and
 - There must be no more than two stadium noise events that exceed 55 dBA Leq (15 min) on consecutive days.
- e. The Forsyth Barr Stadium must either:
- have a permanent sound system that is commissioned and calibrated to achieve compliance with the above noise standards during stadium noise events, and with the noise standards specified in Rule 9.3.6 at all other times; or
 - for stadium noise events where a non-calibrated sound system is used, monitor and regulate the noise to ensure compliance with the noise standards specified above.
- f. Sound checks involving amplified music which exceed the noise limits specified in Rule 9.3.6 must be between the hours of 9.00am and 7.30pm and a maximum of two hours total duration per day. Sound checks must not exceed the noise limits specified in Rule 32.5.6.2.a.
- g. Stadium noise events expected to exceed 65dB LAeq (15 min) or 75 dB LAFmax must be publicised by:
- an advertisement in both the Otago Daily Times newspaper and Star community newspaper no more than 10 days prior to the event; or
 - a leaflet drop to the **stadium noise leaflet drop mapped area** no more than 10 days prior to the

event.

- h. A noise management plan must be provided to the DCC's Environmental Health Department at least 48 hours prior to all stadium noise events detailing:
 - i. the name and contact details of a noise management contact person who will be present at the stadium noise event; and
 - ii. methods by which noise will be managed to ensure it does not exceed the noise levels in Rule 32.5.6.2.a and b.
- i. Activities that exceed the noise limits in 32.5.6.2.a are a non-complying activity.
- j. Activities that contravene all other parts of this rule are a discretionary activity.

Figure 32.5A: {MF cl.16} Stadium Noise Leaflet Drop Mapped Area



32.5.7 Location (hazard facility mapped area) {Confirmed for addition - PHS 906.1}

Activities must comply with Rule 9.3.8. {PHS 906.1}

Rule 32.6 Development Performance Standards

32.6.1 Boundary Treatments and Other Landscaping

1. Along the Ravensbourne Road frontage (**amenity route mapped area**), where a building is not built to the road frontage, a landscaping area with a minimum width of 1.5m, must be provided along the full length of the road frontage (except for where vehicle access is provided). Landscaping areas must:
 - a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
 - b. have an average of one tree for every 5m of frontage;
 - c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
 - d. be designed to allow surface water run-off from surrounding areas to enter;
 - e. be protected by a physical barrier that prevents cars from ~~accidentally driving into or~~ **{PO 360.213}** damaging plants;
 - f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum **{PO 360.213}** height of 5m within 10 years of planting;
 - g. be planted prior to occupation ~~or completion~~ of any relevant building(s) or upon completion of site development activities **{MF cl.16}**; and
 - h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
2. Any road boundary fences provided must be placed on the property side of any required **{MF cl.16}** road frontage landscaping required by this rule **{PO 360.213}**.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

32.6.2 Building Design

1. The Forsyth Barr Stadium must be at least 75% grey tones. Up to 25% of each façade may be any colour, but no one block of colour ~~can~~ may **{PO cl.16}** occupy more than 5% of the façade.
2. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

32.6.3 Earthworks Standards **{Confirmed to be replaced by 8A.5 - EW cl.16¹}**

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

32.6.4 Hazard Overlay Zones Development Standards {Confirmed for deletion - NH 917.27, 360.239 and 961.1}

32.6.4.3 Minimum floor level {NH 917.27, 947.53 and others}

New buildings (including residential buildings) to be used for ~~natural hazards~~ **{NH cl.16}** sensitive activities in the Hazard 3 (flood) or Hazard 3 (coastal) Overlay Zones must comply with Rule 11.3.3. **{NH 917.27, 947.53 and others}**

32.6.4.4 Relocatable buildings {NH cl.16¹}

New buildings (including residential buildings) to be used for sensitive activities in the Hazard 3 (coastal) Overlay Zone must comply with Rule 11.3.4. **{NH cl.16¹}**

¹ **NH cl.16:** This has been deleted as residential activity is non-complying in this zone.

32.6.5 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

32.6.6 Maximum Height

1. The maximum height for new buildings and structures, and additions and alterations is 20m above ground level.
2. Rooftop structures are exempt from the performance standard for maximum height, provided they do not exceed the maximum height limit by more than 5m.
3. Activities that contravene the performance standard for maximum height but are no greater than 47m in height are a restricted discretionary activity.
4. Activities that contravene the performance standard for maximum height and are over 47m in height are a discretionary activity.

32.6.7 Number, Location and Design of Ancillary Signs

32.6.7.1 General

- a. Signs must comply with the following standards, except the following signs are exempt from these standards:
 - i. signs that are not visible from outside the Stadium Zone;
 - ii. 'regulatory signs' (requiring or prohibiting specified actions), 'warning signs' (informing of hazards or of other features requiring a safe response), or 'directional signs' (identifying the location of, or direction to destinations, routes, building entrances and vehicle accesses) signs; and **{CMU 271.18 and others}**
 - iii. building names (excluding sponsorship names).
- b. Signs located on or **{PO cl.16¹}** above the footpath must comply with Rule 6.7.2.
- c. Signs must comply with Rule 6.7.3 where visible from a road.
- d. Signs related to commercial activities ancillary to a major recreation facility activity **{MF cl.16}** must not be visible from outside the Stadium Zone.
- e. Signs higher than 4m above ground level must only display the major facility name.
- f. ~~Signs other than those specified in rules 32.6.7.2 and 32.6.7.3 are not allowed.~~ **{MF cl.16}**
- g. Signs must be set back a minimum of 100 metres from the State Highway 88/Ravensbourne Road roundabout. **{MF 881.157}**
- h. Signs that contravene the performance standard for number, location and design of ancillary signs are

restricted discretionary activities.{PO cl.16}

¹ **PO cl.16:** Amended to reflect requirements of Rule 6.7.2

32.6.7.2 Signs attached to buildings

- a. Signs must not be attached to roofs.
- b. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
- c. Signs attached flat against a building must:
 - i. not exceed one sign per road frontage; and
 - ii. not exceed a display face area of 160m² per sign.
- d. If attached on the underside of a verandah or protruding from a building façade, signs must:
 - i. where attached to the façade of a building, not protrude more than 1.5m from the façade;
 - ii. have a maximum area per display face of 2m²;
 - iii. have a maximum of 2 display faces; and
 - iv. not exceed 1 sign per 30m of street frontage.

32.6.7.3 Freestanding signs

- a. The maximum number of freestanding signs is:
 - i. 1 per 50m of street frontage.
- b. The maximum area of freestanding signs is 1m², except one sign is allowed with the following maximum dimensions:
 - i. maximum height of 8m; and
 - ii. maximum area of 16m².
- c. Freestanding signs must:
 - i. ~~be positioned entirely within site boundaries and cannot be located on the road reserve; and not obstruct parking, loading and access areas; and~~ {PO cl.16}
 - ii. ~~not obstruct driveways, parking or loading areas; be positioned entirely within the site boundaries.~~ {PO cl.16}

Note 32.6A - Other relevant District Plan provisions {PO cl.16¹}

1. ~~Commercial advertising is a non-complying land use activity in all zones except the Airport Zone.~~ {PO cl.16}
2. ~~See Section 3 Public Amenities for the rules related to public noticeboards.~~ {PO cl.16}
3. ~~See Section 4 Temporary Activities for the rules related to temporary signs.~~ {PO cl.16}

¹ **PO cl.16:** Deleted as definition of "Signs" amended to clarify how different signs are managed in the Plan.

Note 32.6.7B - Other requirements outside of the District Plan

For additional restrictions that may apply to signs, see also:

1. New Zealand NZ **{Trans 881.17}** Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs and Signs on State Highways Bylaw {Trans 881.137}*.
2. Dunedin City Council Commercial Use of Footpaths Policy.
3. Dunedin City Council Roding Bylaw.
4. Dunedin City Council Traffic and Parking Bylaw.

32.6.8 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

32.6.9 Setbacks

32.6.9.1 Boundary setbacks

- a. New buildings and structures, and additions and alterations to buildings and structures, must have a minimum set back from Ravensbourne Road (**amenity route mapped area**) of 10.5m.
- b. Fences and ancillary signs are exempt from this standard.
- c. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

32.6.9.2 Setback from coast and water bodies

New buildings and structures, additions and alterations, ~~earthworks—large scale,~~ **{EW cl.16}**¹ and storage and use of hazardous substances must comply with Rule 10.3.3.

¹ **EW cl.16:** As a clause 16 amendment, reference to earthworks in the setback from coast and water bodies standards in all management and major facility zones has been moved to setback standards in the new city-wide section (Rule 8A.5.10). Any amendments to provisions as a result of submissions are shown there.

Rule 32.7 Subdivision Performance Standards

Subdivision activities must comply with Rule 34.7 outside the hazard facility mapped area and Rule 19.7 within the hazard facility mapped area {MF 906.58}.

Rule 32.8 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 32.8.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 32.8.2 - 32.8.5:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 32.8.2 - 32.8.5 apply as follows: {MF cl.16}
 - a. Rule 32.8.2 applies to all performance standard contraventions;
 - b. Rule 32.8.3 applies to land use performance standard contraventions;
 - c. Rule 32.8.4 applies to development performance standard contraventions; and
 - d. Rule 32.8.5 applies to subdivision performance standard contraventions. {MF cl.16}

32.8.2 Assessment of all performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	<i>Relevant objectives and policies:</i> a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, or other site specific factors including topography, make meeting the standard impracticable. c. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. <i>General assessment guidance:</i> d. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

32.8.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Electrical interference	a. Effects on health and safety	See Rule 9.4
2. Location	a. Effects on the vibrancy, and economic and social success of the CBD and centres hierarchy {MF cl.16}	<i>Relevant objectives and policies:</i> i. Objective 32.2.1 ii. Ancillary commercial activities are designed, located and operated to primarily serve staff and visitors to the <u>Forsyth Barr</u> {MF cl.16} Stadium (Policy 32.2.2.6).
3. Minimum car parking	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network	See Rule 6.9

32.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Boundary setbacks	a. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 32.2.2 ii. Buildings are set back an adequate distance from Ravensbourne Road (amenity route mapped area) <u>Development along Ravensbourne Road (amenity route mapped area) provides a high level of streetscape amenity by setting back buildings an adequate distance {MF cl.16²}</u> to allow landscaping (Policy 32.2.2.1.b).
2.	Boundary treatments and other landscaping	a. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 32.2.2 ii. Development along Ravensbourne Road (amenity route mapped area) provides a high level of streetscape amenity by providing landscaping of a height and density adequate to maintain or enhance the amenity of the route (Policy 32.2.2.1.a).
3.	Building design	a. Effect on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 32.2.2 ii. The Forsyth Barr Stadium is predominantly muted colours, to minimise adverse effects on the skyline vista of the city and views across the harbour (Policy 32.2.2.7).
4.	Earthworks standards: • Batter gradient {EW cl.16} ¹	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 32.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by using a batter gradient that will be stable over time (Policy 32.2.3.1.b). <i>Conditions that may be imposed include, but are not limited to:</i> iii. Maximum slopes of cut and fill batters. iv. Time limits for retaining wall installation to avoid leaving a cut slope unsupported for an extended period. v. Temporary shoring requirements to maintain stability before a wall is constructed. vi. Supervision and monitoring requirements for retaining wall construction and standard earthworks construction.

32.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Earthworks standards: • Setback from property boundary, buildings, structures and cliffs {EW cl.16} ¹	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 32.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by being set back an adequate distance from property boundaries, buildings and cliffs (Policy 32.2.3.1.a).
6.	Earthworks standards: • Setback from network utilities {EW cl.16} ¹	a. Effects on efficient and effective operation of network utilities b. Effects on health and safety	See Rule 5.7
7.	Earthworks standards: • Sediment control {EW cl.16} ¹	a. Effects on surrounding sites b. Effects on biodiversity and natural character values of riparian margins and coast c. Effects on the efficiency and/or affordability of infrastructure	<i>Relevant objectives and policies:</i> i. Objective 32.2.3 ii. Earthworks and any associated retaining structures are designed and located to minimise adverse effects on surrounding sites and the wider area by managing earthworks to avoid sediment run-off, including on to any property, or into any stormwater pipes, drains, channels or soakage systems, <u>or the coastal marine area {EW 1071.106}</u> (Policy 32.2.3.2.b). See Rule 10.4 See Rule 9.4
8.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety b. Risk from natural hazards {PO cl.16}	See Rule 9.4 See Rule 11.4 {PO cl.16}

32.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
9.	Maximum height (buildings no greater than 47m in height) {MFcl.16}	a. Effects {MF cl.16} on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 32.2.2 ii. Buildings greater than 20m in height contribute positively to the skyline vista of the city, by being of a quality and contextually appropriate architectural design, and avoid significant adverse effects on views from Dunedin's inner hill suburbs across the upper harbour toward the Otago Peninsula minimise, as far as practicable, adverse effects on the skyline vista of the city, particularly as viewed from Dunedin's inner hill suburbs across the harbour towards the Otago Peninsula, through the use of quality and contextually appropriate architectural design {MF 308.343 and 308.497} (Policy 32.2.2.2).
10.	Hazard overlay zones development standards: {NH 917.27, 360.239 and 901.1} • Minimum floor level {NH 917.27, 947.53 and others} • Relocatable buildings {NH cl.16³}	a. Risk from natural hazards {NH 917.27, 360.239 and 901.1}	See Rule 11.4 {NH 917.27, 360.239 and 901.1}
11.	Number, location and design of ancillary signs	a. Effects on amenity of surrounding area. b. Effects on the safety and efficiency of the transport network.	<i>Relevant objectives and policies:</i> i. Objective 32.2.2 ii. Ancillary signs visible from outside the zone are located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose (Policy 32.2.2.4). See Rule 6.9

32.8.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
12. Setback from coast and water bodies	a. Effects on public access	See Rule 10.4
	b. Effects on biodiversity values and natural character of ~~the coast and~~ {MF cl.16} riparian margins and the coast {MF cl.16}	
	c. Risk from natural hazards	See Rule 11.4
	d. In a wāhi tupuna mapped area , effects on cultural values of Manawhenua {MW 1071.16}	See Rule 14.3 {MW 1071.16}
13. Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.9

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **MF cl.16:** Amendment to align with policy wording.

³ **NH cl.16:** This has been deleted as residential activity is non-complying in this zone.

32.8.5 Assessment of subdivision performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. Subdivision performance standards	See Rule 34.9 <u>outside the hazard facility mapped area and Rule 19.9 within the hazard facility mapped area {MF 906.58}.</u>

Rule 32.9 Assessment of Restricted Discretionary Activities

Rule 32.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 32.9.2 - 32.9.3 list:
 - a. the matters Council will restrict its discretion to; and
 - b. provide guidance on how a consent application will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 32.9.2 - 32.9.3 apply as follows: {MF cl.16}
 - a. Rule 32.9.2 applies to restricted discretionary development activities; and
 - b. Rule 32.9.3 applies to restricted discretionary subdivision activities. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
5. Where a restricted discretionary activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 32.8; and
 - iv. the matters of discretion in this section will be assessed as indicated.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 32.10; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 32.11; and
 - iii. the assessment guidance in this section will also be considered.

32.9.2 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. Earthworks – large scale (that exceed scale thresholds for the Stadium Zone) {EW cl.16'}	a. Effects on visual amenity and character b. Effects on the amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 32.2.3 ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not possible, adequately mitigated (Policy 32.2.3.3.a). iii. Adverse effects on the amenity of surrounding properties, including from changes to drainage patterns, will be avoided or, if avoidance is not possible, adequately mitigated (Policy 32.2.3.3.b). <i>Potential circumstances that may support a consent application include:</i> iv. There is no, or only minimal, alteration to the natural landform. v. Any cut or fill will be restored or treated to resemble natural landforms. vi. The earthworks will not remove or impact upon existing vegetation or landscaping. <i>Conditions that may be imposed include, but are not limited to:</i> vii. Measures to minimise visual effects, e.g. requirements for revegetation and/or landscaping. viii. Measures to divert surface water and rain away from, or prevent from discharging over, batter faces and other areas of bare earth. ix. Measures to ensure there are no adverse effects from changes to drainage patterns on surrounding properties. x. Requirement to de-compact soils; to take other remedial action to ensure the natural absorption capacity of the soils is not reduced; or to use other mitigation measures to ensure the overall absorption of rain water on site is not diminished.

32.9.2 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
	c. Effects on the stability of land, buildings, and structures	<i>Relevant objectives and policies:</i> i. Objective 32.2.3 ii. Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not possible, adequately mitigated (Policy 32.2.3.3.c). <i>Potential circumstances that may support a consent application include:</i> iii. A geotechnical report confirms the existing ground is suitably stable for the proposed works, and proposed works will not create instability risks for surrounding land, buildings, or structures (see Special Information Requirements – Rule 32.12.1). iv. Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering standards.
2. Earthworks – large scale (that exceed scale thresholds within 5m of a water body or MHWS) { EW cl.16' }	a. Effects on biodiversity and natural character of riparian margins and the coast b. Effects on public access	See Rule 10.5
3. Earthworks – large scale (that exceed scale thresholds for a hazard (flood) overlay zone) { EW cl.16' }	a. Risk from natural hazards	See Rule 11.5
4. <u>High trip generators:</u> { Trans cl.16' }	a. Effects on the safety and efficiency of the transport network b. <u>Effects on accessibility</u> { Trans cl.16' }	See Rule 6.10
• New or additions to parking areas, or extensions to existing parking areas that result in the creation of 50 or more new parking spaces {Trans cl.16'}		

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **Trans cl.16:** A reference to 'high trip generators' has been added here, to clarify that this activity is assessed as a high trip generator under Transportation section rules. This does not result in a substantive change to the effect of provisions.

32.9.3 Assessment of restricted discretionary subdivision activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents
1. Subdivision activities	a. Effects on the efficient and effective operation of the stadium	<i>Relevant objectives and policies:</i> i. Objectives 32.2.1, 2.3.1 ii. Subdivision <u>activities</u> {MF cl.16} do not adversely affect the efficient and effective operation of the stadium (Policy 32.2.1.5).
	See Rule 34.10 <u>outside the hazard facility mapped area</u> and Rule 19.10 <u>inside the hazard facility mapped area</u> {MF 906.58} .	

Rule 32.10 Assessment of Discretionary Activities

Rule 32.10.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 32.10.2 - 32.10.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
 - b. potential circumstances that may support a consent application;
 - c. general assessment guidance, including any effects that will be considered as a priority; and
 - d. conditions that may be imposed.
3. Rules 32.10.2 - 32.10.3 apply as follows: {MF cl.16}
 - a. Rule 32.10.2 applies to discretionary activities; and
 - b. Rule 32.10.3 applies to discretionary performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

32.10.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents

32.10.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
1. All discretionary activities <u>which include:</u> • <u>Visitor accommodation</u> • <u>Office</u> {MF cl.16}	<i>General assessment guidance:</i> a. In assessing the significance of effects, consideration will be given to: - short to long term effects, including effects in combination with other activities; and - the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. b. Objective 32.2.1 c. ~~Only allow~~ {MF cl.16} Activities that are not ancillary to major recreation facility activity ~~where~~ {MF cl.16}: ~~they~~ {MF cl.16} are related to or support the Forsyth Barr Stadium, or have other operational requirements that mean they need to locate in the zone; ~~they~~ {MF cl.16} will support the efficient and effective operation of the Forsyth Barr Stadium; ~~they~~ {MF cl.16} are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and ~~they~~ {MF cl.16} are designed and operated in line with Objective 32.2.2 and its policies (Policy 32.2.1.3). <i>Relevant guidance from other sections (priority considerations):</i> d. <u>See Section 6.11 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public.</u> {Trans cl.16'} e. <u>See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety</u> {PHS cl.16} f. <u>See Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua</u> {MW 1071.3}
X. In a hazard facility mapped area: • <u>Training and education</u> • <u>Registered health practitioners</u> • <u>Visitor accommodation</u> {PHS 906.1}	<i>Relevant guidance from other sections (priority considerations):</i> a. <u>See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and Policy 9.2.2.15 and the risks to people from an emergency event occurring at a hazard facility.</u> {PHS 906.1}

32.10.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
2. Visitor accommodation {MF cl.16}	~~Relevant guidance from other sections (priority considerations): {Trans cl.16}~~ a. See Section 6.11 for guidance on the assessment of resource consents in relation to Objective 6.2.2 and 6.2.3 and effects related to accessibility and the safety and efficiency of the transport network {MF cl.16²} ~~Relevant guidance from other sections (priority considerations):~~ a. See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety. {MF cl.16}

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all discretionary activities. This does not change the effect of provisions.

32.10.3 Assessment of discretionary performance standard contraventions

Activity	Guidance on the assessment of resource consents
1. • Acoustic insulation • Noise - where the limits in Rule 32.5.7.1 <u>9.3.6</u> {MF cl.16} are exceeded by up to <u>less than</u> {PHS cl.16} 5dB LAeq (15min) • Light spill - where the limit is exceeded by 25% or less	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health.
2. <u>Stadium Noise Events</u> - where the limits in Rule 35.5.7.2.b to 35.5.7.2.h are not complied with (except where limits in Rule 32.5.6.2.a are exceeded) {MF cl.16}	<i>Relevant objectives and policies:</i> a. Objectives 32.2.1, <u>32.2.2</u> and {MF cl.16} 9.2.2 b. ~~Major recreation facility is enabled~~ (Policy 32.2.1.1). {MF cl.16} c. Activities are designed and operated to ensure that adverse effects from noise on the health of people can <u>will</u> {PO cl.16} be avoided or, if avoidance is not possible <u>practicable</u> {PO 908.3 and others}, are insignificant (Policy/policies {MF cl.16} 9.2.2.1 and 32.2.2.5 {MF cl.16}).
3. Maximum height (buildings greater than 47m in height)	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.4.1, Policy 2.4.1.4 b. Objective 32.2.2 c. Only allow {MF cl.16} Buildings over 47m in height where {MF cl.16}: i. the height is <u>are</u> {MF cl.16} essential to the operation of the Forsyth Barr Stadium; and ii. the height exceedance is minimal (Policy 32.2.2.3). d. ~~Buildings contribute positively to the skyline vista of the city, by being of a quality and contextually appropriate architectural design~~ <u>minimise, as far as practicable, adverse effects on the skyline vista of the city, particularly as viewed from Dunedin's inner hill suburbs across the harbour towards the Otago Peninsula, through the use of quality and contextually appropriate architectural design.</u> {MF 308.343 and 308.497} (Policy 32.2.2.2-a). e. ~~Buildings avoid significant adverse effects on views from Dunedin's inner hill suburbs across the upper harbour toward the Otago Peninsula~~ (Policy 32.2.2.2-b). {MF 308.343 and 308.497}
4. <u>Location (hazard facility mapped area)</u> {PHS 906.1}	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and Policy 9.2.2.15 and the risks to people from an emergency event occurring at a hazard facility. {PHS 906.1}

Rule 32.11 Assessment of Non-complying Activities

Rule 32.11.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules ~~32.10.2 – 32.10.4~~ 32.11.2 - 32.11.4 **{MF cl.16}** provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
 - b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 32.11.2 - 32.11.4 apply as follows: {MF cl.16}
 - a. Rule 32.11.2 applies to non-complying land use activities; and
 - b. Rule 32.11.4 applies to non-complying performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

32.11.2 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents

1. All non-complying land use activities	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 2.3.1, 2.3.3 b. <u>Policy 2.3.3.2 {MF cl.16'}</u> c. Objective 32.2.1 d. Activities that are not ancillary to major recreation facility activity: i. are related to or support the Forsyth Barr Stadium, or have other operational requirements that mean they need to locate in the zone; ii. will support the efficient and effective operation of the Forsyth Barr Stadium; iii. are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. are designed and operated in line with Objective 32.2.2 and its policies (Policy 32.2.1.3). e. ~~Forsyth Barr Stadium is:~~ i. ~~able to continue to operate efficiently and effectively, while minimising as far as practical any adverse effects on surrounding areas; and~~ ii. ~~protected from activities that may lead to reverse sensitivity issues; and~~ iii. ~~allowed the transition of land to a default zone where the land is no longer required for major facility use (Policy 2.3.3.2): {MF cl.16'}~~ <i>General assessment guidance:</i> f. In assessing the significance of effects, consideration will be given to: i. both short and long term effects, including effects in combination with other activities. ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. g. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. <i>Relevant guidance from other sections (priority considerations):</i> h. <u>See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16'}</u> i. <u>See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua {MW 1071.3}</u>

32.11.2 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
X. <u>Commercial advertising</u> { MF cl.16³ }	<u>Relevant objectives and policies (priority considerations):</u> { MF cl.16³ } a. <u>Objective 2.4.1</u> { MF cl.16³ } b. <u>Policy 2.4.1.6.c</u> { MF cl.16³ }
Y. <u>In a hazard facility mapped area:</u> { MF cl.16³ } • <u>Early childhood education</u> • <u>Entertainment and exhibition</u> • <u>Residential</u> • <u>Major facility activities (other than a major recreation facility)</u> {PHS 906.1}	<u>Relevant guidance from other sections (priority considerations):</u> { MF cl.16³ } a. <u>See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and Policy 9.2.2.15 and the risks to people from an emergency event occurring at a hazard facility.</u> { PHS 906.1 }

¹ **MF cl.16:** Removed summary of Policy 2.3.3.2 and instead just reference policy

² **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all non-complying activities. This does not change the effect of provisions.

³ **MF cl.16:** As a clause 16 amendment this content has been moved from Rule 32.11.3. This is not a substantive change to provisions.

32.11.3 Assessment of non-complying land use activities {**MF cl.16¹**}

Activity { MF cl.16¹ }	Guidance on the assessment of resource consents { MF cl.16¹ }
4. <u>Commercial advertising</u> { MF cl.16¹ }	<u>Relevant objectives and policies (priority considerations):</u> { MF cl.16¹ } a. <u>Objective 2.4.1</u> b. <u>Policy 2.4.1.6.e</u> { MF cl.16¹ }

¹ **MF cl.16:** As a clause 16 amendment this content has been moved to Rule 32.11.2. This is not a substantive change to provisions.

32.11.4 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on assessment of resource consents
1. • Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit in Rule ~~32.5.6.1~~ 9.3.6 {MF cl.16} is exceeded by 5dB LAeq (15 min) or more • Noise <u>Stadium Noise Events</u> {MF cl.16} - where the limit in Rule 32.5.6.2.a is exceeded • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health.

Rule 32.12 Special Information Requirements {Confirmed to be deleted - EW cl.16}

EW cl.16: As a clause 16 amendment, Rule 32.12.1 Geotechnical investigation report has been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

33. Taieri Aerodrome

33.1 Introduction

The Taieri Aerodrome is situated on Stedman Road, North Taieri. The aerodrome occupies an area of approximately 38 hectares and is owned by the Dunedin City Council and leased and operated by the Otago Aero Club. The aerodrome is a highly valued recreational facility for the aeronautical community and enables recreational flying and flight training for private individuals and commercial pilots. It is the home of the Otago Rescue Helicopter Trust, which provides an emergency search and rescue service across Otago. It also serves as a secondary airport in the event of an emergency at Dunedin International Airport. The site was previously zoned industrial and there is a desire to allow ongoing industrial development on the site where this does not conflict with the operation of the aerodrome.

The aerodrome site is surrounded by several zones. To the north and west are areas of industrial zoned land, and to the south are areas of rural residential and general residential 1 land. To the west and east are areas of rural zoned land which are predominantly used for grazing and livestock. The aerodrome has particular requirements in terms of height of structures under and close to its approach and take-off and landing flight fans. **{MF cl.16}** This issue is reflected in the height rules that relate to land in the vicinity of the flight path.

The activities located at the Taieri Aerodrome site have the potential to generate effects, particularly noise, which may adversely affect surrounding land uses. Noise Sensitive **{PO cl.16}** activities, including housing, within and close to the zone are required to have acoustic insulation.

The zone enables development and land use associated with the operation and functioning of the aerodrome, and ~~industrial activity~~ industry activities **{Ind cl.16}**. Industrial development within the Taieri Aerodrome Zone is managed in the same way as in the neighbouring Industrial Zone. The zone provisions provide certainty for users and the wider community regarding the expected use of the aerodrome site, recognising the function of the aerodrome as a recreational resource for the community, while appropriately managing effects on neighbouring land uses.

There is a scheduled heritage building on the site, the former National Airways Hangar. Rules within the zone manage work undertaken on this building.

33.2 Objectives and Policies

Objective 33.2.1	
Taieri Aerodrome is able to operate efficiently and effectively.	
Policy 33.2.1.1	Enable Taieri Aerodrome and industrial industry activity {Ind cl.16} .
Policy 33.2.1.2	Provide for activities that are ancillary to Taieri Aerodrome or industrial industry activity {Ind cl.16} where they are designed and operated in line with Objective 33.2.2 and its policies.
Policy 33.2.1.3	Only allow activities that are not ancillary to Taieri Aerodrome activity {MF cl.16} where: - they are related to or support Taieri Aerodrome, or have other operational requirements that mean they need to locate in the zone; - they will support the efficient and effective operation of the Taieri Aerodrome; - they are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - they are designed and operated in line with Objective 33.2.2 and its policies.
Policy 33.2.1.4	Enable land that is surplus to the needs of the Taieri Aerodrome to transition to Industrial Zone, so that future development that is not related to Taieri Aerodrome activity can <u>will</u> {PO cl.16} be managed in accordance with the objectives and policies of that zone.
Policy 33.2.1.5	Only allow subdivision activities {PO cl.16} where: - it is <u>they are</u> {PO cl.16} in accordance with the provisions of the Industrial Zone; and - the subdivision does not adversely affect the efficient and effective operation of Taieri Aerodrome.

Objective 33.2.2	
Land use activities and development necessary for the continued operation of the Taieri Aerodrome is enabled, while ensuring development maintains the amenity of the adjoining residential and rural areas, as far as practicable.	
Policy 33.2.2.1	Require buildings and structures to be: <u>of a height and setback from boundaries to maintain the amenity of surrounding areas.</u> {MF cl.16} ~~of a height and setback from boundaries to maintain the amenity of surrounding areas.~~ {MF cl.16}
Policy 33.2.2.2	Require materials stored outside, that may become airborne due to wind, to be adequately secured to prevent materials escaping and contaminating any off-site area.
Policy 33.2.2.3	Require ancillary signs visible from outside the zone to be located and designed to maintain neighbourhood amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.
Policy 33.2.2.4	Require ancillary commercial activities to be designed ~~located~~ {MF cl.16} and operated to primarily serve staff and visitors to the Taieri Aerodrome.

¹ **MF cl.16:** No performance standards for location.

EW cl.16: As a clause 16 amendment, Objective 33.2.3 and its policies have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Rules

Rule 33.3 Activity Status

Rule 33.3.1 Rule location

The activity **{MF cl.16}** status tables in rules 33.3.3 to 33.3.6 specify the activity status of land use activities, development activities, and subdivision activities in the Taieri Aerodrome Zone and relevant overlay zones, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction **{PO cl.16}**
3. Network Utilities and energy generation **{NU 360.233}** (Section 5)
4. Transportation Activities **{PO cl.16}** (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A) **{EW cl.16}**

33.3.2 Activity status introduction

1. The activity status **{MF cl.16}** tables in rules 33.3.3 - 33.3.5 show the activity status of activities in the Taieri Aerodrome Zone and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, and c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.6 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. The nested tables in Section 1.6 are intended to be a complete list of activities and categories of activities. For any activity that is not covered by any of the defined activities in the nested tables, the activity status will be non-complying if the activity status of "all" or "all other" activities in the most closely related category is non-complying, otherwise it will be discretionary.

Additional activity status rules in hazard overlay zones

6. For the purpose of the hazards provisions, activities are categorised as natural hazards **{NH cl.16}** sensitive activities, natural hazards **{NH cl.16}** potentially sensitive activities or natural hazards **{NH cl.16}** least sensitive activities. The activities that are in each hazards sensitivity category are included in the definitions section and in Section 11.1.
7. In the Hazard (flood) **{NH cl.16}** 2 Overlay Zone, the activity statuses in Rule 33.3.6 apply to the following activities:
 - a. new **{NH 908.3}** natural hazards **{NH cl.16}** sensitive activities;
 - b. natural hazards **{NH cl.16}** potentially sensitive activities; and
 - c. some new buildings, and additions and alterations to buildings, which create more than 60m² of new

ground floor area {NH. cl.16}

8. Where the activity status in Rule 33.3.6 differs from that in rules 33.3.3 - 33.3.5, the most restrictive activity status always applies.
9. In addition to the rules in Rule 33.3.6, performance standards for development activities within hazard overlay zones are included in rules 33.3.3 - 33.3.5.
10. Activities in a hazard overlay zone must comply with all of the rules in 33.3.3 - 33.3.5.

Performance Standards

11. Performance standards are listed in the far right column of the activity status tables.
12. Performance standards apply to permitted, controlled, and restricted discretionary activities.
13. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity ~~will become restricted discretionary, unless otherwise indicated by the relevant performance standard~~ is indicated in the relevant performance standard rule. **{PO cl.16}**.
14. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

¹ **NH cl.16:** The content from Table 33.3.6 has been moved to Table 33.3.X. All substantive amendments to provisions are show in the new location.

Legend

Acronym	Activity-status Meaning {PO cl.16}
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
Haz2	Hazard 2 Overlay Zones

33.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Acoustic insulation b. Electrical interference c. Light spill d. Noise
Major facility activities		Activity status	Performance standards
2.	Taieri Aerodrome activity <i>{MF cl.16}</i>	P	
3.	Airport	P	
4.	Emergency services	RD	
5.	All other activities in the major facility activities category	NC	
Commercial activities		Activity status	Performance standards
6.	Retail ancillary to Taieri Aerodrome activity <i>{MF cl.16}</i> or industrial activity <u>industry</u> <i>{Ind cl.16}</i>	P	a. Maximum gross floor area (<i>retail ancillary to industrial activity industry</i> <i>{Ind cl.16}</i>)
7.	Restaurants ancillary to Taieri Aerodrome or <u>industry</u> <i>{Ind cl.16}</i>	P	a. Hours of operation
8.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
9.	All activities in the residential activities category	NC	
Community activities		Activity status	Performance standards
10.	Community and leisure	P	
11.	Conservation	P	
12.	All other activities in the community activities category	D	
Rural activities		Activity status	Performance standards
13.	Grazing	P	
14.	Farming	P	
15.	Landfills	NC	
16.	All other activities in the rural activities category	D	
Industrial Activities		Activity status	Performance standards
17.	All activities in the industrial activities category	P	a. Minimum car parking b. Minimum vehicle loading

33.3.4 Activity status table - development activities

4.	Performance standards that apply to all development activities {MF cl.16}		a. Setback from coast and water bodies {NatEnv cl.16}
2.	Performance standards that apply to all buildings and structures <u>activities</u> {MF cl.16}		a. Boundary setbacks b. Fire-fighting {MF cl.16'} c. Maximum height d. Number, location and design of ancillary signs e. Minimum floor level {NH 917.27, 947.53 and others} f. <u>Setback from coast and water bodies</u> {NatEnv cl.16}
Building and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See rows 6-10)		Activity status	Performance standards
5.	All buildings and structures activities	P	
Building and structures activities that affect a protected part of a scheduled heritage building or scheduled heritage structure		Activity status	Performance standards
6.	Repairs and maintenance <u>or</u> restoration {Her 547.91}	P	a. Materials and design
X.	<u>Restoration of a building or structure that has a Heritage New Zealand Category 1 listing as detailed in Appendix A1.1</u> {Her 547.91}	P C {Her 547.91}	a. Materials and design
Y.	<u>Restoration of all other scheduled heritage buildings and structures</u> {Her 547.91}	P	a. Materials and design
7.	Earthquake strengthening where external features only are protected	C	a. Materials and design
Z.	<u>Signs attached to buildings or structures</u> {Her cl. 16'}	P	
8.	All other additions and alterations	RD	
9.	Demolition	NC	
10.	Removal for relocation	RD	
Site development activities		Activity status	Performance standards
11.	~~Earthworks – small scale~~ {EW cl.16'}	P	a. ~~Earthworks standards~~
12.	~~Earthworks – large scale~~ {EW cl.16'}	RD	a. ~~Earthworks standards~~
13.	Outdoor storage	P	a. Location and screening of outdoor storage

14.	Parking, loading and access	P	a. Parking, loading and access standards
15.	~~New or additions to parking areas, or extensions to existing parking areas~~ that result in the creation of {Trans cl.16} 50 or more new parking spaces.	RD	a. Parking, loading and access standards
16.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements b. <u>Setback from coast and water bodies</u> {NatEnv cl.16}
17.	All other site development <u>activities</u> {MF cl.16}	P	

¹ **MF cl.16:** The firefighting performance standard applies to residential activities. Residential activity is non-complying in this zone and so the performance standard is not relevant and has been removed under cl.16.

² **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

³ **Her cl.16:** Rule restructured as a result of change to definition of additions and alterations and new definition of signs attached to buildings and structures. No substantive change to provisions.

Note 33.3B.4A - General advice

- Under the Heritage New Zealand Pouhere Taonga Act 2014 it is an offence to modify or destroy an archaeological site without obtaining an archaeological authority from Heritage New Zealand (HNZ). An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand {Her 547.80}. This is the case regardless of whether the land on which the site is located is **{Her 547.80}** designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
- An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
- Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
- ~~The archaeological alert layer mapped area~~ identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within Dunedin. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed. **{MF cl.16}**
- ~~All buildings and structures activities associated with existing major facilities are advised to undertake an assessment of risk from natural hazards and implement any recommended risk mitigation measures.~~ **{MF cl.16}**

¹ **MF cl.16:** Deleted as no archaeological alert layer mapped area over this zone.

² **MF cl.16:** As a clause 16 amendment, this note is not necessary as the sections contain natural hazard performance standards.

33.3.5 Activity status table - subdivision activities

Subdivision activities	Activity status	Performance standards
1. Subdivision activities	RD	a. Subdivision performance standards

Note 33.3.5A - Other RMA considerations {PO 490.4}

- Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

33.3.6 Change to activity status in Hazard 2 Overlay Zones {NH cl.16¹}

Activity {NH cl.16}	Haz2 {NH cl.16}
1. Potentially sensitive activities not permitted in Taieri Aerodrome Zone {NH cl.16}	D {NH cl.16}
2. Sensitive activities {NH cl.16}	⌀ {NH cl.16}
3. New buildings, and additions and alterations to buildings, which create more than 60m ² of new ground floor area {NH cl.16}	RD {NH cl.16}

¹ **NH cl.16:** The content from Table 33.3.6 has been moved to Table 33.3.X. All substantive amendments to provisions are show in the new location

33.3.X Activity status in the Hazard 2 (flood) Overlay Zone {NH 637.74 and others¹}

Activity	Activity status
X. Natural hazards sensitive activities {NH 634.74}	⌀ RD {NH 634.74}
Y. Natural hazards potentially sensitive activities {NH 634.74}	⌀ RD {NH 634.74}
3. New buildings, and additions and alterations to buildings, which create more than 60m ² of new ground floor area	RD

¹ **NH 634.74:** Note that “potentially sensitive activities not permitted in Taieri Aerodrome Zone” (which was notified as a discretionary activity) was replaced by “natural hazards potentially sensitive activities” as there is no longer differentiation between activities permitted in the underlying zone and those that are not. This activity was changed to restricted discretionary in response to this submission.

**Note 33.3.6A - ~~Guidance on existing use rights applying to land use activities in hazard overlay zones~~
Other RMA considerations {MF cl.16}**

1. For the purposes of the natural hazards provisions only, with respect to section 10 of the RMA (existing use rights) {NH 634.81}, Council will generally consider that a land use activity is similar in character, intensity, and scale where:
 - a. for a residential activity, there is less than 25m² increase in ground floor area of any residential building(s), in any consecutive 10 year period; or
 - b. for a residential activity, a new building is to be used solely as a garage or shed; or
 - c. for all other natural hazards {NH cl.16} sensitive activities and natural hazards {NH cl.16} potentially sensitive activities, the ground floor area of any buildings increases by less than 100% in any consecutive 10 year period.

Accordingly, these activities will not usually trigger the provisions for natural hazards sensitive activities and natural hazards potentially sensitive activities in Rule 33.3.6. {NH 634.81} However, Council will consider specific circumstances associated with the development and how this affects the character, intensity and scale of the land use activity.

33.3.7 Transition to the Industrial Zone

On receipt of written notice from both the landowner and operator of Taieri Aerodrome (if different) to Dunedin City Council confirming that all or part of the land within the Taieri Aerodrome Zone is surplus to Taieri Aerodrome requirements, the provisions of the Taieri Aerodrome Zone will no longer apply to that parcel of land and the provisions of the Industrial Zone (and the Dukes Road North mapped area) {PO cl.16} will apply in full.

Rule 33.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or 95B of the Act RMA, **{MF cl.16}** unless Council considers special circumstances exist in relation to the application that require public notification:
 1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand; and
 2. contravention of the materials and design **{Her cl.16}** performance standard (Rule 13.3.2) 'Materials and design' **{Her cl.16}** where the building or structure is not listed by Heritage New Zealand.
2. With respect to resource consent applications for the following activities, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
 1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand; and
 2. ~~activities that contravene~~ contravention of the materials and design **{Her cl.16}** performance standard (Rule 13.3.2) 'Materials and design' **{Her cl.16}** where the building or structure is listed by Heritage New Zealand.
3. ~~Applications for resource consent for the following activities will be publicly notified in accordance with section 95A(2) of the RMA:~~ **{Her 308.362}**
 1. ~~demolition of a protected part of a scheduled heritage building or scheduled heritage structure:~~ **{Her 308.362}**
4. ~~In accordance with section 95B of the RMA, where an application is not publicly notified, Council will give limited notification to all affected persons:~~ **{PO cl.16}**
5. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

¹ **PO cl.16:** Clause removed as superfluous.

Rule 33.5 Land Use Performance Standards

33.5.1 Acoustic Insulation

Noise sensitive activities in the Taieri Aerodrome Zone must comply with Rule 9.3.1.

33.5.2 Electrical Interference

Land use activities must comply with Rule 9.3.2.

33.5.3 Hours of Operation

1. Restaurants ancillary to Taieri Aerodrome or industrial activity industry **{Ind cl.16}** must not be open before 6.00am or after 6.00pm.
2. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

33.5.4 Light Spill

Land use activities must comply with Rule 9.3.5.

33.5.5 Maximum Gross Floor Area

1. The gross floor area used for retail activity **{MF cl.16}** ancillary to industrial activity industry **{Ind cl.16}** must not exceed 10% of the total floor space gross floor area **{PO cl.16}** of the premises.
2. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

33.5.6 Minimum Car Parking

1. Industry must provide 1 parking space per 75m² gross floor area.
2. Industry must provide mobility parking spaces as follows:

Total number of parking spaces provided		Minimum number of these that must be mobility parking spaces
a.	1 - 20	1 parking space
b.	21 - 50	2 parking spaces
c.	For every additional 50 parking spaces	1 additional parking space

3. Required parking spaces may be used for car, cycle or motorcycle parking, except for any required mobility parking spaces, which must be used for mobility car parking.
4. Parking spaces may be shared between land use activities (i.e. the same parking spaces may be used to fulfil the minimum car parking requirement for more than one land use activity), as long as the hours of operation of the land use activities do not overlap.
5. Where the minimum car parking performance standard results in the requirement for a fractional space, any fraction under one half will be disregarded and any fraction of one half or greater will be counted as one space.
6. For activities where the minimum car parking performance standard is based on gross floor area of a building **{MF cl.16}**, the following areas within the building **{MF cl.16}** will be excluded from the assessment of gross floor area:
 - a. any parking area and associated manoeuvring space, including aisles; and **{MF cl.16}**
 - b. any loading area and associated manoeuvring space
7. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

Note 33.5.6A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Performance **{MF cl.16}** Standards.

33.5.7 Minimum Vehicle Loading

1. Industry must provide one loading space, to accommodate an 8m rigid truck (Rule 6.14 Appendix 6B **{Trans cl.16}** (Figure 6.14J 6B.10 **{Trans cl.16}**)).
2. Industrial ancillary tourism must provide one loading space, **{Trans cl.16}** to accommodate a coach (Rule 6.14 Appendix 6B **{Trans cl.16}** (Figure 6.14L 6B.12 **{Trans cl.16}**)).
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

33.5.8 Noise

Land use activities must comply with Rule 9.3.6.

Rule 33.6 Development Performance Standards

33.6.1 Earthworks Standards {Confirmed to be replaced by 8A.5 - EW cl.16¹}

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

33.6.2 Fire Fighting {Confirmed for deletion - MF cl.16}

~~New residential buildings and subdivision activities must comply with Rule 9.3.3. {MF cl.16}~~

¹ **MF cl.16:** The firefighting performance standard applies to residential activities. Residential activity is non-complying in this zone and so the performance standard is not relevant and has been removed under cl.16.

33.6.3 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

33.6.4 Location and Screening of Outdoor Storage

1. Outdoor storage must not encroach into required parking, loading, manoeuvring, or outdoor living areas.
2. Outdoor storage must be managed in a way that does not result in unreasonable visual amenity effects or create nuisance effects.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

33.6.5 Materials and Design

Repairs and maintenance, restoration and earthquake strengthening must comply with Rule 13.3.2.

33.6.6 Maximum Height

1. The maximum height for new buildings and structures, and additions and alterations, must not exceed 18m above ground level.
2. Rooftop structures are exempt from the performance standard for maximum height provided they do not exceed the maximum height limit by 5m.
3. Buildings or structures must not protrude through the height restriction for the Taieri Aerodrome approach and take-off fans shown on the **Taieri Aerodrome flight fan mapped area**.
4. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

33.6.7 Minimum Floor Level {Confirmed for deletion - NH 917.27, 947.53 and others}

~~New buildings (including residential buildings) to be used for sensitive activities in the Hazard 2 (flood) Overlay Zone must comply with Rule 11.3.3. {NH 917.27, NH 947.53 and others}~~

33.6.8 Number, Location and Design of Ancillary Signs

33.6.8.1 General

- a. Signs must comply with the following standards, except the following signs are exempt from these standards:
 - i. signs that are not visible from outside the Taieri Aerodrome Zone;
 - ii. ~~'regulatory signs' (requiring or prohibiting specified actions), 'warning signs' (informing of hazards or of other features requiring a safe response), or 'directional signs' (identifying the location of, or direction to destinations, routes, building entrances and vehicle accesses) signs; and {CMU 271.18 and others}~~
 - iii. building names (excluding sponsorship names).
- b. Signs related to ancillary retail and ancillary restaurants activities **{PO cl.16}** must not be visible outside the Taieri Aerodrome Zone.
- c. Signs must comply with Rule 6.7.3 where visible from a road.
- d. Signs must not be illuminated or digital.
- e. ~~Signs other than those specified in rules 33.6.8.2 and 33.6.8.3 are not allowed. {MF cl.16}~~
- f. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities. {PO cl.16}

33.6.8.2 Signs attached to buildings

- a. The height, above ground level, at the highest point of any sign, attached to a building is 4m.
- b. Signs must not be attached to roofs.
- c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
- d. Signs attached to a building must:
 - i. not exceed one sign per 50m of road frontage;
 - ii. have a maximum area per display face of 2m²;
 - iii. have a maximum of two display faces per sign;
 - iv. where attached to the façade of a building, must not project more than 1m from the façade to which it is attached; and
 - v. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

33.6.8.3 Freestanding signs

- a. The maximum number of permanently fixed freestanding signs is one per 50m of road frontage.
- b. The maximum number of portable freestanding signs is one per 50m of road frontage.
- c. The maximum dimensions of freestanding signs are:
 - i. maximum height of 4m;
 - ii. maximum area of 8m²;
 - iii. maximum width of 2m; and
 - iv. maximum depth of 400mm **{PO cl.16}**.
- d. Freestanding signs must:
 - i. not obstruct driveways, parking or loading areas, parking, loading and access areas; and {PO cl.16}

- ii. Freestanding signs must be located within the site and cannot be located on the road reserve be positioned entirely within site boundaries. **{PO cl.16}**

Note 33.6A – Other relevant District Plan provisions {PO cl.16¹}

1. Commercial advertising is a non-complying land use activity in all zones except the Airport Zone. **{PO cl.16}**
 2. See Section 3 Public Amenities for the rules related to public noticeboards. **{PO cl.16}**
 3. See Section 4 Temporary Activities for the rules related to temporary signs. **{PO cl.16}**
- ¹ **PO cl.16:** Deleted as definition of "Signs" amended to clarify how different signs are managed in the Plan.

Note 33.6.8B - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
 - a. New Zealand NZ **{Trans 881.17}** Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs and Signs on State Highways Bylaw* **{Trans 881.137}**.
 - b. Dunedin City Council Commercial Use of Footpaths Policy.
 - c. Dunedin City Council Roadway Bylaw.
 - d. Dunedin City Council Traffic and Parking Bylaw.

33.6.9 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

33.6.10 Setbacks

33.6.10.1: Boundary setbacks

- a. New buildings and structures, and additions and alterations, must be set back from zone boundaries as follows:

Location		Setback distance
i.	From the boundary of a residential zone	5m
ii.	From the boundary fronting onto Dukes Road North	10.5m

- iii. Except fences and ancillary signs are exempt from the performance standard.
- b. Activities that contravene this performance standard are restricted discretionary activities. **{PO cl.16}**

33.6.10.2: Setback from coast and water bodies

New buildings and structures, additions and alterations, ~~earthworks – large scale,~~ **{EW cl.16¹}** and storage and use of hazardous substances must comply with Rule 10.3.3.

¹ **EW cl.16:** As a clause 16 amendment, reference to earthworks in the setback from coast and water bodies standards in all management and major facility zones have been moved to setback standards in the new city-wide section (Rule 8A.5.10). Any amendments to provisions as a result of submissions are shown there.

Rule 33.7 Subdivision Performance Standards

Subdivision activities must comply with Rule 19.7.

Rule 33.8 Assessment of Controlled Activities

Rule 33.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 33.8.2:
 - a. lists the matters over which Council has reserved its control; and
 - b. provides guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
 - ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 33.9; and
 - iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 33.11; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 33.12; and
 - iii. the assessment guidance in this section will also be considered.

33.8.2 Assessment of all controlled activities

Development activity	Matters of control	Guidance on the assessment of the resource consents
1. <u>Affecting a scheduled heritage building or a scheduled heritage structure: {Her cl.16}</u> • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • <u>Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1) {Her 547.91}</u>	a. Effects on heritage values	See Rule 13.4

Rule 33.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 33.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 323.9.2 - 323.9.5: **{MF cl.16}**
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rule 33.9.2 - 33.9.5 apply as follows: **{MF cl.16}**
 - a. Rule 33.9.2 applies to all performance standard contraventions;
 - b. Rule 33.9.3 applies to land use performance standard contraventions;
 - c. Rule 33.9.4 applies to development performance standard contraventions; and
 - d. Rule 33.9.5 applies to subdivision performance standard contraventions. {MF cl.16}

33.9.2 Assessment of all performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	<i>Potential circumstances that may support a consent application include:</i> a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, or other site specific factors including topography, make meeting the standard impracticable. c. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. <i>General assessment guidance:</i> d. Where more than one standard is contravened, the combined effects of the contraventions should be considered. e. In balancing consideration of the objectives and policies related to the maintenance of heritage values and those related to general amenity, greater weight will usually be placed on heritage policies.

33.9.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Electrical interference	a. Effects on health and safety	See Rule 6.9 <u>Rule 9.4</u> {MF cl.16}
2. • Hours of operation • Maximum gross floor area	a. Effects on the vibrancy and economic and social success of the CBD and centres hierarchy {MF cl.16}	<i>Relevant objectives and policies:</i> i. Objective 33.2.1 ii. Ancillary commercial activities are designed, located and operated primarily to serve users of Taieri Aerodrome (<u>Policy 33.2.2.4</u>) {MF cl.16}.
3. Minimum car parking	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility	See Rule 6.9
4. Minimum vehicle loading	a. Effects on the safety and efficiency of the transport network	See Rule 6.9

33.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	- Boundary setbacks - Maximum height	a. Effects on the amenity of surrounding areas	<i>Relevant objectives and policies:</i> i. Objective 33.2.2 ii. Buildings and structures are of a height and setback from boundaries that maintains the amenity of surrounding areas (Policy 33.2.2.1-a).
2.	Earthworks standards: Batter gradient {EW cl.16'}	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 33.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by using a batter gradient that will be stable over time (Policy 33.2.3.1.b). <i>Conditions that may be imposed include, but are not limited to:</i> iii. Maximum slopes of cut and fill batters. iv. Time limits for retaining wall installation to avoid leaving a cut slope unsupported for an extended period. v. Temporary shoring requirements to maintain stability before a wall is constructed. vi. Supervision and monitoring requirements for retaining wall construction and standard earthworks construction.
3.	Earthworks standards: Setback from property boundary, buildings, structures and cliffs {EW cl.16'}	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 33.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by being set back an adequate distance from property boundaries, buildings and cliffs (Policy 33.2.3.1.a).
4.	Earthworks standards: Setback from network utilities {EW cl.16'}	a. Effects on efficient and effective operation of network utilities b. Effects on health and safety	See Rule 5.7

33.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Earthworks standards: • Sediment control {EW cl.16'}	a. Effects on surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 33.2.3 ii. Earthworks and any associated retaining structures are designed and located to minimise adverse effects on surrounding sites and the wider area by managing earthworks to avoid sediment run-off, including on to any property, or into any stormwater pipes, drains, channels or soakage systems (Policy 33.2.3.2.b).
		b. Effects on biodiversity and natural character values of riparian margins and coast	See Rule 10.4
		c. Effects on the efficiency and/or affordability of infrastructure	See Rule 9.4
6.	Firefighting	a. Effects on health and safety	See Rule 9.4 {MF cl.16'}
7.	Hazardous substance quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.4
		b. Risk from natural hazards {PO cl.16}	See Rule 11.4 {PO cl.16}
8.	Location and screening of outdoor storage	a. Effect on the amenity of surrounding areas	<i>Relevant objectives and policies:</i> i. Objective 33.2.2 ii. Materials stored outside that may become airborne due to wind, are adequately secured to prevent materials escaping and contaminating any off-site area (Policy 33.2.2.2).
10.	Maximum height (Rule 33.6.6.3) {MF cl.16'}	a. Effect on operation of Taieri Aerodrome	<i>Relevant objectives and policies:</i> i. Objective 33.2.2 ii. Buildings and structures are of a height that enables the safe operation of the aerodrome (Policy 33.2.2.1.b). {MF cl.16'}
12.	Minimum floor level (hazard overlays) {NH 917.27, NH 947.53 and others}	a. Risk from natural hazards {NH 917.27, NH 947.53 and others}	See Rule 11.4 {NH 917.27, NH 947.53 and others}

33.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
13.	Number, location and design of ancillary signs	a. Effect on the amenity of surrounding areas	<i>Relevant objectives and policies:</i> i. Objective 32.2.2 ii. Ancillary signs visible from outside the zone are located and designed to maintain neighbourhood amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose (Policy 33.2.2.3).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.9
14.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.9
9.	~~Materials and design {PO cl.16}~~	~~a. Effects on heritage values {PO cl.16}~~	~~See Rule 13.5 {PO cl.16}~~
15.	Setback from coast and water bodies	a. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.4
		b. Effects on public access	See Rule 10.4
		c. Risk from natural hazards	See Rule 11.4

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **MF cl.16:** The firefighting performance standard applies to residential activities. Residential activity is non-complying in this zone and so the performance standard is not relevant and has been removed under cl.16.

³ **MF cl.16:** Deleted and moved to new Rule 33.9.6.

33.9.5 Assessment of subdivision performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. Subdivision performance standards	See Rule 19.9

33.9.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item {MF cl.16}

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. In the Taieri Aerodrome flight fan mapped area : Maximum height (Rule 16.6.6.3) {MF cl.16}	a. Effects on health and safety	See Rule 9.4
2. In a hazard overlay zone Hazardous substances quantity limits and storage requirements {PO cl.16}	a. Risk from natural hazards { PO cl.16 }	See Rule 11.4 { PO cl.16 }
3. Affecting a scheduled heritage building or scheduled heritage structure { Her cl.16 } Materials and design	a. Effects on heritage values	See Rule 13.5

¹ **MF cl.16**: Moved from Rule 33.9.4.10 to correct table location and amended to format correctly.

Rule 33.10 Assessment of Restricted Discretionary Activities

Rule 33.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 33.10.2 - 33.10.4:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how a consent application will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed
3. Rules 33.10.2 - 33.10.4 apply as follows: {MF cl.16}
 - a. Rule 33.10.2 applies to restricted discretionary land use activities;
 - b. Rule 33.10.3 applies to restricted discretionary development activities; and
 - c. Rule 33.10.4 applies to restricted discretionary subdivision activities. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
5. Where a restricted discretionary activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 33.9; and
 - iv. the matters of discretion in this section will be assessed as indicated.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 33.11; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 33.12; and
 - iii. the assessment guidance in this section will also be considered.

33.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
A. <u>All high trip generators:</u> {Trans cl.16} • <u>any activities that generate 250 or more vehicle movements a day</u> {Trans cl.16}	a. <u>Effects on accessibility</u> {Trans cl.16}	<u>See Rule 6.10</u> {Trans cl.16}
	b. <u>Effects on the safety and efficiency of the transport network</u> {Trans cl.16}	
1. Emergency services	a. <u>Effects on the safety and efficiency of the transport network</u>	<u>See Rule 6.10</u>
	b. <u>Positive effects for natural hazard resilience</u> {NH 908.35}	
		<u>Relevant objectives and policies:</u> {NH 908.35} i. <u>Policy 2.2.1.11</u> {NH 908.35}

¹ **Trans cl.16:** Under Transportation section assessment rules (Rule 6.10.2.7a&b), 'effects on accessibility' and 'effects on safety and efficiency of the transport network' are matters of discretion for high trip generators, which include land use activities that generate 250 or more vehicle movements a day. However, the rule necessary to link to Rule 6.10.2.7 was inadvertently omitted from notified Section 33 assessment rules. The correction of this error, via the addition of Rule 33.10.2.A, does not result in a substantive change to the effect of provisions.

33.10.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
6. <u>High trip generators:</u> {Trans cl.16} • <u>New or additions to parking areas, or extensions to existing parking areas that result in the creation of 50 or more new parking spaces</u> {Trans cl.16}	a. <u>Effects on the safety and efficiency of the transport network</u>	<u>See Rule 6.10</u>
	b. <u>Effects on accessibility</u> {Trans cl.16}	

33.10.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. <u>Activities affecting a scheduled heritage building or scheduled heritage structure:</u> <i>{Her cl.16}</i> - Additions and alterations and removal for relocation <i>{Her cl.16}</i> that affect a protected part of a scheduled heritage building or scheduled heritage structure <u>Removal for relocation</u> <i>{Her cl.16}</i>	a. Effects on heritage values	See Rule 13.6

33.10.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
2. Earthworks – large-scale (that exceed scale thresholds for the Taieri Aerodrome Zone) {EW cl.16}	a. Effects on visual amenity and character b. Effects on the amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 33.2.3 ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not possible, adequately mitigated (Policy 33.2.3.3.a). iii. Adverse effects on the amenity of surrounding properties, including from changes to drainage patterns, will be avoided or, if avoidance is not possible, adequately mitigated (Policy 33.2.3.3.b). <i>Potential circumstances that may support a consent application include:</i> iv. There is no, or only minimal, alteration to the natural landform. v. Any cut or fill will be restored or treated to resemble natural landforms. vi. The earthworks will not remove or impact upon existing vegetation or landscaping. <i>Conditions that may be imposed include, but are not limited to:</i> vii. Measures to minimise visual effects, e.g. requirements for revegetation and/or landscaping. viii. Maximum slopes of cut and fill batters. ix. Measures to divert surface water and rain away from, or prevent from discharging over, batter faces and other areas of bare earth. x. Measures to ensure there are no adverse effects from changes to drainage patterns on surrounding properties. xi. Requirement to de-compact soils; to take other remedial action to ensure the natural absorption capacity of the soils is not reduced; or to use other mitigation measures to ensure the overall absorption of rain water on-site is not diminished.

33.10.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
	e. Effects on the stability of land, buildings, and structures	<i>Relevant objectives and policies:</i> i. Objective 33.2.3 ii. Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not possible, adequately mitigated (Policy 33.2.3.3.c). <i>Potential circumstances that may support a consent application include:</i> iii. A geotechnical report confirms the existing ground is suitably stable for the proposed works, and proposed works will not create instability risks for surrounding land, buildings, or structures (see Special Information Requirements - Rule 33.13.1). iv. Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering standards
3. Earthworks – large scale (that exceed scale thresholds within 5m of a water body or MHWS) {EW cl.16} ¹	a. Effects on biodiversity and natural character of riparian margins and the coast b. Effects on public access	See Rule 10.5
4. Earthworks – large scale (that exceed scale thresholds for a hazard (flood) overlay zone) {EW cl.16} ¹	a. Risk from natural hazards	See Rule 11.5

33.10.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
5. In the Hazard 2 (flood) {NH 73.4 and others} Overlay Zone (see Rule 33.3.6): • New buildings, and additions and alterations to buildings, which create more than 60m² of new ground floor area	a. Risk from natural hazards	See Rule 11.5
7. In the Hazard 2 (flood) Overlay Zone: {NH 634.74} • <u>Natural hazards {NH cl.16} sensitive activities {NH 634.74}</u> • <u>Natural hazards {NH cl.16} potentially sensitive activities {NH 634.74}</u>	a. Risk from natural hazards {NH 634.74}	See Rule 11.5 {NH 634.74}

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **Trans cl.16:** A reference to 'high trip generators' has been added here, to clarify that this activity is assessed as a high trip generator under Transportation section rules. This does not result in a substantive change to the effect of provisions.



33.10.4 Assessment of restricted discretionary subdivision activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All subdivision activities	a. Effects on the efficient and effective operation of Taieri Aerodrome	<i>Relevant objectives and policies:</i> i. Objective 33.2.1 ii. Objective 2.3.1 iii. Subdivision does not adversely affect the efficient and effective operation of Taieri Aerodrome (Policy 33.2.1.5.b).
		See Rule 19.10	

Rule 33.11 Assessment of Discretionary Activities

Rule 33.11.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 33.11.2 - 33.11.43 **{NH 634.74}** provide guidance on how a consent application for the listed discretionary activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
 - b. potential circumstances that may support a consent application;
 - c. general assessment guidance, including any effects that will be considered as a priority; and
 - d. conditions that may be imposed.
3. Rules 33.11.2 - 33.11.4 apply as follows: **{MF cl.16}**
 - a. Rule 33.11.2 applies to all discretionary activities; and
 - b. Rule 33.11.4 applies to discretionary performance standard contraventions. **{MF cl.16}**
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

33.11.2 Assessment of all discretionary activities

Activity	Guidance on the assessment of resource consents

1. All discretionary <u>land use</u> activities including listed below: {PO cl.16} - all other activities in the community activities category (<u>except community and leisure, and conservation</u>) - all other activities in the rural activities category; and (<u>except grazing, farming and landfills</u>) {MF cl.16} - activities listed below: {PO cl.16}	<i>Relevant objectives and policies (priority considerations):</i> - Objectives 2.3.1, 2.3.3, 33.2.1 - Activities that are ancillary to Taieri Aerodrome activity or industry {MF cl.16} are designed and operated in line with Objective 33.2.2 and its policies (Policy 33.2.1.2). - Activities that are not ancillary to Taieri Aerodrome activity: - are related to or support the Taieri Aerodrome, or have other operational requirements that mean they need to locate in the zone; - support the efficient and effective operation of Taieri Aerodrome; - are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - are designed and operated in line with Objective 33.2.2 and its policies (Policy 33.2.1.3). <i>Potential circumstances that may support a consent application include:</i> - For discretionary land use activities, whether any associated development activities meet relevant development performance standards, or are otherwise consistent with relevant objectives and policies for development. - All relevant land use performance standards are met, including noise and light spill standards. <i>General assessment guidance:</i> - In assessing the significance of effects, consideration will be given to: - short to long term effects, including effects in combination with other activities; and - the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. - In assessing activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered: {MF cl.16} <i>Relevant guidance from other sections (priority considerations):</i> - See Section 6.11 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16} - See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety {PHS cl.16} - See Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua {MW 1071.3}

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all discretionary activities. This does not change the effect of provisions.

² **MF cl.16:** Rule 33.11.2.1.g unnecessary because there are no activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item.

33.11.3 Assessment of all discretionary land use activities {NH634.74}

Activity {NH634.74}	Guidance on the assessment of resource consents {NH634.74}
~~1.~~ In the hazard 2 overlay zones (see Rule 33.3.6): {NH634.74} - Potentially sensitive activities not permitted in Taieri Aerodrome Zone {NH634.74} - Sensitive activities {NH634.74}	~~See Section 11.6 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and effects related to the risk from natural hazards: {NH634.74}~~

33.11.4 Assessment of discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
~~1.~~ - Acoustic insulation - Noise - where the limit is exceeded by up to <u>less than</u> {PHS cl.16} 5dB LAeq (15min) - Light spill - where the limit is exceeded by 25% or less	~~Relevant guidance from other sections (priority considerations):~~ ~~a. See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.~~

Rule 33.12 Assessment of Non-complying Activities

Rule 33.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 33.12.2 - 33.12.5 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
 - b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 33.12.2 - 33.12.5 apply as follows: {MF cl.16}
 - a. Rule 33.12.2 applies to all non-complying activities;
 - b. Rule 33.12.3 applies to non-complying land use activities;
 - c. Rule 33.12.4 applies to non-complying development activities; and
 - d. Rule 33.12.5 applies to non-complying performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

33.12.2 Assessment of all non-complying activities

Activity	Guidance on the assessment of resource consents

1. All non-complying land use activities including listed below: {PO cl.16} - all other {MF cl.16} activities in the major facility activities category (except Taieri Aerodrome, Airport, and emergency services) {MF cl.16} - all other {MF cl.16} activities in the commercial activities category (except retail or restaurants ancillary to Taieri Aerodrome or industry) {MF cl.16} - all activities in the residential activities category; and {PO cl.16} - landfills {PO cl.16} - activities listed below: {PO cl.16}	<i>Relevant objectives and policies (priority considerations):</i> - Objectives 2.3.1, 2.3.3 - Objective 33.2.1, Policy 33.2.1.3 <i>General assessment guidance:</i> - In assessing the significance of effects consideration will be given to: - both short and long term effects, including effects in combination with other activities; and - the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. - In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. <i>Relevant guidance from other sections (priority considerations):</i> - See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16} - See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety {PHS cl.16} - See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua {MW 1071.3}

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all non-complying activities. This does not change the effect of provisions.

33.12.3 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
1. Commercial advertising in all zones {PO cl.16}	<i>Relevant objectives and policies (priority considerations):</i> - Objective 2.4.1 - Policy 2.4.1.6.c

33.12.4 Assessment of non-complying development activities

Activity	Guidance on the assessment of resource consents
1. Demolition of a protected part of a scheduled heritage building or scheduled heritage structures	<i>Relevant guidance from other sections (priority considerations):</i> See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects related to heritage values.

33.12.5 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. • Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 33.13 Special Information Requirements {Confirmed to be deleted - MF cl.16}

EW cl.16: As a clause 16 amendment, Rule 33.13.1 Geotechnical investigation report has been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

34. Campus

34.1 Introduction

Tertiary education contributes to the social and cultural well-being of the community and creates significant economic activity in the city. It also gives rise to a range of effects that require management. The tertiary education providers within the Campus Zone are the University of Otago and Otago Polytechnic.

The University of Otago, founded in 1869 and opened in 1871, is New Zealand's oldest university. Otago Polytechnic traces its ancestry back to the Dunedin Technical School, which was established in 1889 and has been operating as the Otago Polytechnic since 1966.

The Campus Zone covers a relatively large area of the inner city, located between Dunedin's central city, Forsyth Barr Stadium, the North Dunedin residential area and the Dunedin Botanic Garden, and includes the campuses of the University of Otago and Otago Polytechnic. Included within the Campus Zone are a range of land use activities collectively known as campus activities which provide for the that include **{MF cl.16}** teaching, training, learning and research, and any ancillary activities associated with the functioning of the University of Otago and Otago Polytechnic.

The key resource management issues that need to be managed through the proposed Campus Zone provisions relate to the economic importance of the tertiary education sector, maintaining and enhancing campus amenity, and addressing traffic and parking. These are further elaborated on as follows:

- Due to its economic importance, the Campus Zone needs to ensure that the University of Otago and Otago Polytechnic can continue to operate efficiently and effectively.
- Development needs to be designed to maintain the accessibility and amenity of the zone as maintaining the quality of the campus environment is vital to attracting staff and students. Also, as the campus borders residential zones on several sides it has the potential to affect the amenity of these areas, particularly in relation to building heights, which could cause shading or overshadowing of private residences.
- Activities associated with the ~~campus institutions~~ University of Otago and Otago Polytechnic **{Trans cl.16}** generate significant traffic and parking demand from staff, students, and visitors to the campus. These activities place and places huge **{MF 881.159}** pressure on on-street parking resources, thereby competing with the needs of residents and road users. **{MF 881.159}** and other activities in these areas.

Land use activities provided for in the Campus Zone include lecture theatres, laboratories, libraries, joint venture facilities, administrative services, and staff and student facilities, including student and staff employment, health and well-being support services, student union offices, student and staff clubs and organisations. Outside the Campus Zone, activities carried out by the University of Otago and Otago Polytechnic fall under other defined activities definitions, for example training and education activity.

Sport and recreation, entertainment and exhibition, conference, meeting and function, standard residential and campus-affiliated office activities **{MF 308.5}** are also provided for, as well as a limited range of retail activity and restaurants activities **{PO cl.16}** where they are ancillary to campus activities. Performance standards apply within the Campus Zone which appropriately manage adverse effects within the zone and on the surrounding environment.

34.2 Objectives and Policies

Objective 34.2.1	
The Campus Zone enables the University of Otago and the Otago Polytechnic to operate efficiently and effectively as tertiary education and research facilities, while also providing for residential living and a limited range of specified activities that are closely associated to and compatible with these tertiary institutions.	
Policy 34.2.1.1	Enable campus activity within the Campus Zone.
Policy 34.2.1.2	Provide for: a. standard residential activity at an inner city residential density, dairies, entertainment and exhibition and conference meeting and function, activities; and b. student hostels, early childhood education, community and leisure, and sport and recreation activities; and c. industry activity; where the effects of these activities ~~can~~ <u>will</u> {PO cl.16} be adequately managed in line with Objective 34.2.2 and its policies.
Policy 34.2.1.3	Provide for retail and restaurant ancillary to campus activity where they are designed and operated in line with Objective 34.2.2 and its policies.
Policy 34.2.1.4	Limit the size of working from home and dairies in the Campus Zone to a size that: a. is compatible with the character and amenity of the Campus Zone; and b. does not detract from the vibrancy and functioning of the centres hierarchy.
Policy 34.2.1.5	Only allow restaurants ~~and office~~ {MF 308.5 and 308.349} not ancillary to campus activity, <u>office (other than campus-affiliated office and registered health practitioners)</u> {MF 308.5 and 308.349} and supported living facilities (other than student hostels) {MF 308.354} where: a. they are related to, or are necessary to support campus activity, or have other operational requirements which mean they need to locate in this zone; and b. they will support the efficient and effective operation of campus ~~activities~~ <u>activity</u> {PO cl.16}; and c. they are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and d. they are designed and operated in line with Objective 34.2.2 and its policies.
Policy 34.2.1.6	Avoid activities that are not compatible with the operation of campus activity or are most appropriately located in another zone.
Policy 34.2.1.7	Only allow subdivision <u>activities</u> {PO cl.16} : a. if <u>they are</u> {PO cl.16} intended and/or capable of being used for standard residential activity, ~~it is~~ <u>and they are</u> {MF cl.16} in accordance with the objectives, policies and rules of the residential zones; or b. it is <u>if they are</u> {PO cl.16} necessary for the disposal of surplus land in accordance with Policy 2.3.1.6.

Objective 34.2.2

Land use, development and subdivision activities maintain or enhance:

- the distinctive character and overall amenity of the university and polytechnic campus environments and surrounding streets; and
- the amenity of residential properties and ~~the~~ **{MF cl.16}** Recreation Zone located adjacent to the Campus Zone, as far as practicable; and
- on-site amenity of residential activities located in the Campus Zone.

Policy 34.2.2.1	Require buildings and structures to be of a height, height in relation to boundary, and setback that: - maintains adequate sunlight access to adjoining sites used for residential activity, or adjoining residential and recreation zoned sites; and - avoids ~~or minimises, as far as practicable,~~ {PO 308.497} significant adverse wind effects.
Policy 34.2.2.2	Require outdoor storage to be located and stored in a way that does not result in unreasonable visual amenity effects or create nuisance effects.
Policy 34.2.2.3	Require standard residential ~~activities~~ <u>activity</u> {PO cl.16} , including any associated development activities, to meet the relevant policies and objectives and performance standards of the Inner City Residential Zone.
Policy 34.2.2.4	~~Where on sites not used for standard residential activity, buildings are not built to the street frontage, require landscaping along the street frontage to provide a reasonable level of visual and environmental amenity. Require development activities to maintain a reasonable level of visual and environmental amenity adjacent to public roads.~~ {MF cl.16} ¹
Policy 34.2.2.5	Require fences to be of a height and design that contributes positively to streetscape amenity and the amenity of the Campus Zone.
Policy 34.2.2.6	Require ancillary signs to be located and designed to maintain streetscape amenity including by being of an appropriate size and number to convey information about the name, location and nature of the activity on site to passing pedestrians and vehicles and not being oversized or too numerous for what is necessary for that purpose.
Policy 34.2.2.7	Only allow buildings greater than 40m in height where: - the height is essential to the operation of campus ~~activities~~ <u>activity</u> {PO cl.16}; and - the height exceedance is minimal.
Policy 34.2.2.8	Only allow buildings greater than 25m in height where ~~adverse effects on~~ <u>they contribute positively to</u> {MF 308.343} the skyline vista of the city, <u>particularly as viewed from Dunedin's inner hill suburbs across the harbour towards the Otago Peninsula, are minimised as far as practicable through use of</u> ~~by being of a~~ {MF 308.343} quality and contextually appropriate architectural design.

¹ **MF cl.16:** Removed aspect of the policy that incompletely repeated the performance standard.

EW cl.16: As a clause 16 amendment, Objective 34.2.3 and its policies have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Rules

Rule 34.3 Activity Status

34.3.1 Rule location

The activity status tables in rules 34.3.3 to 34.3.5 specify the activity status of land use activities, development activities, and subdivision activities in the Campus Zone, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction **{PO cl.16}**
3. Network Utilities and Energy Generation **{NU 360.233}** (Section 5)
4. Transportation Activities **{PO cl.16}** (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A) **{EW cl.16}**

34.3.2 Activity status introduction

1. The activity status **{MF cl.16}** tables in rules 34.3.3 - 34.3.5 show the activity status of activities in the Campus Zone and the overlay zones indicated, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.6 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. The nested tables in Section 1.6 are intended to be a complete list of activities and categories of activities. For any activity that is not covered by any of the defined activities in the nested tables, the activity status will be non-complying if the activity status of "all" or "all other" activities in the most closely related category is non-complying, otherwise it will be discretionary.

Performance Standards

6. Performance standards are listed in the far right column of the activity status tables.
7. Performance standards apply to permitted, controlled, and restricted discretionary activities.
8. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity will become restricted discretionary, unless otherwise indicated by the relevant performance standard is indicated in the relevant performance standard rule. **{PO cl.16}**.
9. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Activity-status Meaning {PO cl.16}
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

34.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Acoustic insulation (noise sensitive activities) b. Electrical interference c. Light spill d. Noise
Major facility activities		Activity status	Performance standards
2.	Campus	P	a. Minimum car parking
3.	All other activities in the major facility activities category	NC	
Community activities		Activity status	Performance standards
4.	Early childhood education	RD	a. Minimum car parking
5.	Sport and recreation	P	a. Minimum car parking
6.	Conservation	P	
7.	Community and leisure - small scale	P	a. Minimum car parking
8.	Community and leisure - large scale	RD	a. Minimum car parking
Commercial activities		Activity status	Performance standards
9.	Ancillary licensed premises	Same activity status as underlying activity	
10.	Entertainment and exhibition	P	a. Minimum car parking
11.	Conference, meeting and function	P	a. Minimum car parking
12.	Dairies	P	a. Maximum gross floor area
<u>Y.</u>	<u>Campus-affiliated office {MF 308.5}</u>	<u>DP {MF 308.5}</u>	
<u>Z.</u>	<u>Registered health practitioners {MF 308.349}</u>	<u>DP {MF 308.349}</u>	Minimum car parking {MF 308.349}

13.	All other office activity {MF 308.5}	D	
14.	Retail and restaurants activities {PO cl.16} ancillary to campus	P	a. Location b. Minimum car parking {Trans 308.366}
15.	Restaurants not ancillary to campus	D	
16.	Retail not ancillary to campus	NC	
17.	Stand-alone car parking	P	
18.	Commercial advertising	NC	
19.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
20.	Standard residential	P	a. Performance standards of the Inner City Residential Zone apply (see Rule 15.3.3) {Trans 308.367} b. Minimum car parking
21.	Student hostels	~~RD~~ C {MF 308.353}	a. Minimum car parking {Trans 308.368}
22.	Working from home	P	a. Maximum gross floor area b. Minimum car parking
23.	Other supported living facilities	~~NC~~ D {MF 308.354}	
Industrial Activities		Activity status	Performance standards
24.	Industry	P	a. Location b. Minimum car parking
Rural activities		Activity status	Performance standards
25.	All activities in the rural activities category	NC	

34.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities		a. Boundary treatments and other landscaping b. Setback from scheduled tree c. ~~Setback from coast and water bodies~~ {NatEnv cl.16} d. Maximum building site coverage and impermeable surfaces
2.	Performance standards that apply to all buildings and structures activities		a. Boundary setbacks b. Fire fighting c. Height d. Number, location and design of ancillary signs e. <u>Natural hazards performance standards</u> Hazard-overlay zones development standards {NH cl.16} f. <u>Setback from coast and water bodies</u> {NatEnv cl.16}
Buildings and structures activities not in a heritage precinct or in a heritage precinct but not visible from an adjoining public place (excluding activities affecting protected parts of a scheduled heritage building or a scheduled heritage structure - See rows 18-23)		Activity status	Performance standards
3.	New buildings and additions and alterations to buildings	P	
4.	Fences	P	a. Fence height and design
5.	All other <u>new</u> {PO cl.16} structures	P	
Buildings and structures activities in a heritage precinct that are visible from an adjoining public place		Activity status	Performance standards
6.	New buildings	RD	
7.	Fences	P	a. Fence height and design
8.	Retaining walls < <u>less than</u> {MF cl.16} 1m high	P	
9.	Repairs and maintenance of a non character-contributing building	P	
10.	Repairs and maintenance of a character-contributing building or non-protected part of a scheduled heritage building	P	a. Materials and design

11.	Earthquake strengthening or restoration of a character-contributing building or non-protected part of a scheduled heritage building	P	a. Materials and design
12.	Demolition or removal for relocation of a character-contributing building or non-protected part of a scheduled heritage building	RD	
<u>Y.</u>	<u>Signs attached to buildings or structures {Her cl.16³}</u>	P	
13.	All other additions and alterations to a character-contributing building or non-protected part of a scheduled heritage building	RD	
14.	Additions and alterations to a non character-contributing building that involve: • an increase in the footprint of 10m² or more {Her cl.16³} • an increase in the height of the building by more than 2m; or • the replacement of a pitched roof with a flat roof mono-pitch roof {Her cl.16}.	RD C {Her 308.358}	
15.	All other additions and alterations to non character-contributing buildings	P	
16.	All other new {PO cl.16} structures up to 2.5m tall and 2m ² footprint	P	
17.	~~All other structures greater than 2.5m tall and 2m² footprint~~ All new {PO cl.16} structures not covered by rules 34.3.4.6 to 34.3.4.16 above. {MF cl.16 ³ }	RD	
Buildings and structures activities that affect protected parts of scheduled heritage buildings or scheduled heritage structures		Activity status	Performance standards
18.	Repairs and maintenance	P	a. Materials and design
19.	Restoration of a building or structure that has a Heritage New Zealand Category 1 listing as detailed in Appendix A1.1 {Her 547.91}	P C {Her 547.91}	a. Materials and design
<u>X.</u>	<u>Restoration of all other scheduled heritage buildings and structures {Her 547.91}</u>	P	a. Materials and design
20.	Earthquake strengthening where external features only are protected	C	a. Materials and design
<u>Z.</u>	<u>Signs attached to buildings or structures {Her cl.16⁴}</u>	P	
21.	All other additions and alterations	RD	
22.	Demolition	NC	

23.	Removal for relocation	RD	
Development activities on a scheduled heritage site, where visible from an adjoining public place or a public place within the heritage site		Activity status	Performance standards
24.	New {Her cl.16} structures no more than 2.5m high or 2m ² footprint	P	
25.	All other new {PO cl.16} structures	RD	
26.	New buildings	RD	
27.	Parking, loading and access	RD	Parking, loading and access standards
Site development activities all areas (except as covered by rows 24 - 27 above)		Activity status	Performance standards
28.	Outdoor storage	P	a. Location and screening of outdoor storage
29.	Parking, loading and access	P	a. Parking, loading and access standards
30.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements b. <u>Setback from coast and water bodies</u> {NatEnv cl.16}
31.	~~Earthworks – small scale {EW cl.16¹}~~	P	a. ~~Earthworks standards~~
32.	~~Earthworks – large scale {EW cl.16¹}~~	RD	a. ~~Earthworks standards~~
33.	All other site development activities	P	

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **Her cl.16:** Added for plan clarity.

³ **MF cl.16:** Minor wording change to clarify relationship of rules

⁴ **Her cl.16:** Rule restructured as a result of change to definition of additions and alterations and new definition of signs attached to buildings and structures. No substantive change to provisions.

Note 34.3.4A - General advice

1. Under the Heritage New Zealand Pouhere Taonga Act 2014 it is an offence to modify or destroy an archaeological site without obtaining an archaeological authority from Heritage New Zealand (HNZ). An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand {Her 547.80}. This is the case regardless of whether the land on which the site is located is **{Her 547.80}** designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
2. An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
3. Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
4. The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within Dunedin. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.

34.3.5 Activity status table - subdivision activities

Subdivision activities		Activity status	Performance standards
1.	Subdivision activities	RD	a. Access b. Esplanade reserves and strips c. Fire fighting d. Service connections e. Shape

Note 34.3.5A - Other RMA considerations {PO 490.4}

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

Rule 34.4 Notification

1. Applications for resource consent for the following activities will be considered without the need to obtain a written approval of affected persons and will not be notified in accordance with section 95A or 95B of the Act RMA, {MF cl.16} unless Council considers special circumstances exist in relation to the application that require public notification:
 1. earthquake strengthening of a scheduled heritage building or scheduled heritage structure where external features only are protected (controlled activity) and that are not listed by Heritage New Zealand; and
 2. contravention of the materials and design {Her cl.16} performance standard (Rule 13.3.2) 'Materials and design' **{Her cl.16}** where the building or structure is not listed by Heritage New Zealand.
2. With respect to resource consent applications for the following activities, Heritage New Zealand will be considered an affected person in accordance with section 95B of the RMA where their written approval is not provided:
 1. activities that affect a protected part of a scheduled heritage building, scheduled heritage structure, or a scheduled heritage site, that is listed with Heritage New Zealand; and
 2. ~~activities that contravene~~ contravention of the materials and design {Her cl.16} performance standard (Rule 13.3.2) 'Materials and design' **{Her cl.16}** where the building or structure is listed by Heritage New Zealand.
3. ~~Applications for resource consent for the following activities will be publicly notified in accordance with section 95A(2) of the RMA: {Her 308.362}~~
 1. ~~demolition of a protected part of a scheduled heritage building or scheduled heritage structure: {Her 308.362}~~
4. ~~In accordance with section 95B of the RMA, where an application is not publicly notified, Council will give limited notification to all affected persons: {PO cl.16}~~
5. All other activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

¹ **PO cl.16:** Clause removed as superfluous.

Rule 34.5 Land Use Performance Standards

34.5.1 Acoustic Insulation

Any All **{MF cl.16}** noise sensitive activities within 20m of an industrial zone must comply with Rule 9.3.1.

34.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

34.5.3 Location

1. For retail and restaurants ancillary to campus all customer access:
 - a. must be internal to a building; or
 - b. if located with direct external access, this external access must not be orientated to a street frontage, except for emergency-only access/egress.
2. For all industrial activities that involve machinery or metal work the activity:
 - a. must be located within a part of a building that does not include any doors or windows that open onto a street frontage.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

34.5.4 Maximum Gross Floor Area

1. The maximum gross floor area for working from home and dairies is 50m². For working from home this includes any internal or external area occupied for storage of materials or goods.
2. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

Note 34.5.4A - Other requirements outside of the District Plan

1. Consent from DCC Environmental Health Department may be required for any working from home activities activity **{PO cl.16}** that involves dealing with food products.
2. Consent from DCC Liquor Licensing Department may be required for working from home activities activity **{PO cl.16}** that involves the sale or distribution of alcohol.
3. For more information please contact the DCC on 03 477 4000 or visit the DCC's website at www.dunedin.govt.nz

34.5.5 Minimum Car Parking

Land use activities must provide minimum car parking as follows:

Activity	Minimum car parking rate
1. Campus activity {MF cl.16}	a. The University of Otago, Otago Polytechnic and all other tertiary education providers {Trans 308.365} must provide a minimum of {Trans 308.365} 1 parking space for every 3 FTE full time equivalent {Trans cl.16} staff and 1 parking space for every additional {Trans 308.365} 50 FTE full time equivalent {Trans cl.16} students, if these parking spaces are managed as a licence to hunt or as short term parking, that is monitored to be available for no more than 4 hours; or {Trans 308.365} either: {Trans 308.365} i. 1 parking space for every 3 FTE staff and 1 parking space for every additional 50 FTE students, if these parking spaces are managed as a licence to hunt or as short term parking, that is monitored to be available for no more than 4 hours; or {Trans 308.365} ii. a minimum of 2200 total parking spaces; and {Trans 308.365} iii. for the purposes of this standard, a conversion between the minimum number of parking spaces in Rule 34.5.5.1.a.i, to the minimum in Rule 34.5.5.1.ii is provided for by counting each new short term or licence to hunt parking space as 1.25 parking spaces until the minimum in Rule 34.5.5.1.a.ii is reached: {Trans 308.365} b. The Otago Polytechnic must provide either: {Trans 308.365} i. 1 parking space for every 3 FTE staff and 1 parking space for every additional 50 FTE students, if these parking spaces are managed as a licence to hunt or as short term parking, that is monitored to be available for no more than 4 hours; or {Trans 308.365} ii. A minimum of 250 parking spaces; and {Trans 308.365} iii. for the purposes of this standard, a conversion between the minimum number of parking spaces in Rule 34.5.5.1.a.i, to the minimum in Rule 34.5.5.1.ii is provided for by counting each new short term or licence to hunt parking space as 1.25 parking spaces until the minimum in Rule 34.5.5.1.a.ii is reached: {Trans 308.365} b. The following provisions apply to the calculation of parking spaces under Rule 34.5.5.1.a: {Trans 308.365 and others} i. parking spaces which are managed as licence to hunt or casual (i.e. available on a first come first served basis) will count as 1.25 parking spaces; {Trans 308.365} ii. provision of new dedicated covered bicycle parking, where supporting shower and changing facilities are available, will count as 1 parking space per 3 bike spaces, up to a maximum reduction of 5% of the total parking spaces required: {Trans 268.12} iii. parking spaces for campus activity must be provided within 500m of the Campus Zone; and {Trans cl.16}

Activity	Minimum car parking rate
	iv. all parking not provided directly by the campus institutions <u>University of Otago or Otago Polytechnic</u> {Trans 308.365} must be provided as dedicated off-street parking for campus activities <u>activity</u> {PO cl.16} through a lease agreement; <u>and</u> {Trans cl.16} v. <u>where parking spaces are located outside the Campus Zone and are included in this calculation, parking spaces already allocated or required for activities within the property must not be included in the calculation.</u> {Trans 308.365} c. <u>Parking spaces for campus activity must be provided within 500m of the Campus Zone, and all parking not provided directly by the campus institutions must be provided as dedicated off-street parking for campus activities through a lease agreement.</u> {MF cl.16}
2. Restaurant activities ancillary to campus {Trans 308.366}	1 parking space per 50m ² gross floor area {Trans 308.366}
3. Standard residential	a. 1 - 5 habitable rooms on a site: 1 parking space b. 6 - 8 habitable rooms on a site: 2 parking spaces c. Greater than 8 habitable rooms on a site: 2 parking spaces plus 1 space for every 4 habitable rooms (or part thereof) d. Except: i. where sites with less than 5 habitable rooms have no existing parking, no additional parking is required for additions that increase the number of habitable rooms to 5 (or fewer), provided no additional residential units are created; ii. where the provision of <u>an the on-site parking space for sites with 1-5 habitable rooms required by this standard would result in require an equivalent or greater the loss of an on-street parking spaces (for example, for sites with 1-5 habitable rooms meeting the standard would result in the loss of an on-street parking space), no on-site parking space is required provided the on-street parking is retained</u> {Trans 308.367}. iii. <u>where a residential building that existed as at 26 September 2015 (date of notification of the Plan) is divided into more residential units, no additional parking is required provided that no additional habitable rooms are created</u> {Trans 927.3}
4. Working from home	On-site car parking must be provided for all vehicles associated with the activity
5. Student hostels {Trans 308.368}	a. hostels with 1 – 10 residents: 1 parking space {Trans 308.368} b. hostels with 11 – 20 residents: 2 parking spaces {Trans 308.368} c. hostels with 21 – 30 residents: 3 parking spaces {Trans 308.368} d. hostels with greater than 30 residents: 3 parking spaces plus 1 additional space for every 10 additional residents (or part thereof) {Trans 308.368}

Activity		Minimum car parking rate
6.	Early childhood education - small-scale {MF cl.16}	1 parking space per 5 full time equivalent staff members plus 1 parking space for parent/guardian use per 6 children the activity is licensed for, to be used for drops off and pick ups
7.	Community and leisure	1 parking space for every 5 persons the facility can accommodate at any one time
8.	Sport and recreation (with a capacity for 20 or more persons at any one time)	1 parking space for every 5 persons the facility can accommodate at any one time
9.	Entertainment and exhibition (with a capacity for 20 or more persons at any one time)	1 parking space for every 5 persons the facility can accommodate at any one time
10.	Industrial activities {MF cl.16}	1 parking space per 100m ² gross floor area.
11.	Conference, meeting and function	1 parking space for every 5 persons the facility can accommodate at any one time.
X.	<u>Registered Health Practitioners</u> {MF 308.349}	<u>2 parking spaces for every registered health practitioner</u> {MF 308.349}

12. For the purpose of this standard, parking spaces will be calculated as follows:
- where the minimum parking performance standard results in the requirement for a fractional space, any fraction under one half will be disregarded and any fraction of one half or greater will be counted as one space.
 - parking spaces may be shared between land use activities (i.e. the same parking spaces may be used to fulfil the minimum car parking requirement for more than one land use activity), as long as the hours of operation of the land use activities do not overlap.

13. Activities other than standard residential must provide mobility parking spaces as follows:

Total number of parking spaces provided		Minimum number of these that must be mobility parking spaces
a.	1 - 20	1 parking space
b.	21 - 50	2 parking spaces
c.	For every additional 50 parking spaces	1 additional parking space

14. For activities where the minimum car parking performance standard is based on the gross floor area, the following areas will be excluded from the assessment of gross floor area:
- any parking area and associated manoeuvring space, including aisles; and
 - any loading area and associated manoeuvring space. **{MF cl.16}**

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

¹ **MF cl.16:** Rule 34.5.5.14 has been added to clarify how 'gross floor area' is to be interpreted, for the purposes of the minimum car parking performance standard in this zone. This does not change the effect of provisions.

Note 34.5.5A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Performance **{MF cl.16}** Standards.

34.5.6 Noise

Land use activities must comply with Rule 9.3.6.

34.5.7 Electrical Interference

Land use activities must comply with Rule 9.3.2.

Rule 34.6 Development Performance Standards

34.6.1 Boundary Treatments and Other Landscaping

1. For any site or part of a site being developed for anything other than standard residential or campus ~~{MF 308.373}~~ activity, landscaping must be provided as follows:
 - a. where a building is not built to the street frontage, a landscaping area with a minimum 1.5m width must be provided along the full length of any road frontage (except for where vehicle access is provided), with an average of one tree for every 5m of frontage;
 - b. within any car parking area greater than 200m² (excluding loading areas), a minimum of 1m² of landscaped area must be provided for every car parking space, with an average of one tree per 10m² of landscaping
2. Landscaping
 - a. must be fully and densely planted with trees, shrubs and ground cover plants, with total coverage of the ground area in planting (when mature) required except for 10% of the area, which may be used for pedestrian paths;
 - b. must not have more than 10% cover in permeable surfaces (to allow for pedestrian paths);
 - c. must have a physical barrier (border or curb) that prevents cars from ~~accidentally driving into or~~ ~~{PO 360.213}~~ damaging plants; and
 - d. as required, must ~~{MF cl.16}~~ use trees that are at least 1.5m height at the time of planting and capable of growing to a minimum ~~{PO 360.213}~~ height of 5m within 10 years of planting.
3. Planting associated with new buildings or site development must be completed prior to occupation ~~or completion of the relevant building(s) or upon completion of site development activities~~ ~~{MF cl.16}~~ .
4. The landscaping areas must be maintained to a high standard, including keeping areas free of rubbish and weeds, and ensuring trees and under-planting are healthy.
5. Any road boundary fences provided must be placed on the property side of road frontage landscaping required by this rule ~~{PO 360.213}~~.
6. Activities that contravene this performance standard are restricted discretionary activities. ~~{PO cl.16}~~

34.6.2 Earthworks Standards {Confirmed to be replaced by 8A.5 - EW cl.16¹}

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

34.6.3 Fence Height and Design

1. Fences must not exceed the following height limits, except as provided for below: **{Res cl.16}**

Location {Res cl.16}		Maximum height {Res cl.16}
a. {Res cl.16}	Along the road boundary with a state highway {Res cl.16}	2m {Res cl.16}
b. {Res cl.16}	Along all other road boundaries {Res cl.16}	1.4m {Res cl.16}
c. {Res 394.80 and 1051.2}	Along a side or rear boundary with a residential zone {Res 394.80 and 1051.2}	1.4m {Res 394.80 and 1051.2}
d. {Res cl.16}	Along all other side and rear boundaries {Res cl.16}	2m {Res cl.16}

2. Fences along boundaries include fences that are not exactly on the boundary but are within the boundary setbacks required by Rule 20.6.12.1. **{Res cl.16}**
3. Where the maximum height of a fence is 1.4m, the height of a fence may be increased to a maximum height of 2m provided that a minimum of 40% of the entire structure is visually permeable (see-through), or the portion above 1.4m height is visually permeable. Visually permeable refers to construction using 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 (see Figure 15.6D and Figure 15.6E). **{Res cl.16}**
4. For the purposes of calculating maximum height, where a fence or wall is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence or wall. **{Res cl.16}**

¹ **Res cl.16:** As a clause 16 amendment this performance standard has been restructured from the notified version to provide clarity. This is not a substantive change.

34.6.3.1 Maximum Height {Res cl.16¹}

- a. The maximum height of fences along boundaries (including within the boundary setbacks required by Rule 34.6.12) is 2m. {Res cl.16¹}
- b. For the purposes of calculating maximum height, where a fence is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence. {Res cl.16¹}
- c. Fences that contravene this performance standard are restricted discretionary activities. {PO cl.16}

¹ **Res cl.16:** As a clause 16 amendment this performance standard has been restructured from the notified version to provide clarity. This is not a substantive change.

34.6.3.2 Visual Permeability {Res cl.16¹}

- a. Fences along road boundaries (or within the boundary setbacks required by Rule 34.6.12), or along a side or rear boundary with a residential zone, must be constructed to a length and/or height that maintains visual permeability for 50% of the length of the boundary measured at a height of 1.4m above ground level (see Figure 15.6.D). {Res 190.1 and others}
- b. The following fences are exempt from this requirement: {Res cl.16¹}
 - i. fences along the road boundary of a state highway; and {Res cl.16¹}
 - ii. fences required to meet Rule 34.6.8 (Location and Screening of Outdoor Storage). {MF 308.375}
- c. Fences that contravene this performance standard are restricted discretionary activities. {PO cl.16}

¹ **Res cl.16:** As a clause 16 amendment this performance standard has been restructured from the notified version to provide clarity. This is not a substantive change.

34.6.4 Fire Fighting

New residential buildings and subdivision activities **{MF cl.16}** must comply with Rule 9.3.3.

34.6.5 Natural Hazards Performance Standards {Was "Hazard Overlay Zones Development Standards" - NH cl.16}

34.6.5.1 Minimum floor level {NH 917.27, 947.53 and others}

New buildings (including residential buildings) to be used for natural hazards {NH cl.16} sensitive activities in the Hazard 3 (flood) or Hazard 3 (coastal) Overlay Zones must comply with Rule 11.3.3. **{NH 917.27, 947.53 and others}**

34.6.5.2 Relocatable buildings

New buildings (including residential buildings) to be used for natural hazards sensitive activities containing residential activity on the ground floor {NH 360.239 and 961.1} in the Hazard 3 (coastal) Overlay Zone must comply with Rule 11.3.4.

34.6.6 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

34.6.7 Height

34.6.7.1 Height in relation to boundary

- a. On a site used for a standard residential activity, new buildings and additions and or alterations to buildings must not protrude through a plane (**see** Figure 15.6F) raising at an angle of 45 degrees measured from a point 3m above ground level at side and rear boundaries, except:
 - i. for any new buildings and additions or alterations to buildings within 13m of a road boundary, the height in relation to boundary will be measured from 6.5m above ground level at side boundaries, provided that all buildings on the remainder of the site are set back from the side boundaries by at least 2m (**see** Figure 15.6G);
 - ii. where a new residential building (not a sleep out) is being built on a site where another residential building already exists, the height plane angle will be measured at a line midway between the two residential buildings;
 - iii. on boundaries adjacent to ~~another zone~~ the Inner City Residential Zone or Recreation Zone **{MF cl.16¹}**, the height in relation to boundary rule of the adjacent zone applies;
 - iv. on boundaries with the commercial and mixed use, industrial, Dunedin Hospital, Otago Museum and Stadium zones, where this rule does not apply; and **{MF cl.16¹}**
 - v. where new buildings or additions or alterations are built to a common wall, any part of a building where the height and angle of the roofline are the same as the adjoining building is exempt from this standard.
- b. At the boundary of the Campus Zone along road frontages, all other buildings or structures must not protrude through a plane rising at an angle of 30 degrees from a starting point 12m vertically above ground level measured at the boundary of the Campus Zone, except:
 - i. gable ends or dormers may protrude through the height in relation to boundary angle by a maximum of 1m (**see** Figure 15.6H); and
 - ii. rooftop structures are exempt from the performance standard for height in relation to boundary.
- c. Activities that contravene this performance standard are restricted discretionary activities. **{PO cl.16}**

¹ **MF cl.16:** Rule amended for clarity, as the notified rule referred to other zones but did not explain what that means when the adjacent zone has no height in relation to boundary standard.

34.6.7.2 Maximum height

- a. The maximum height for new buildings and structures, and additions and alterations, must not exceed 12m above ground level:
 - i. at the boundary of the Campus Zone along road frontages;
 - ii. if they are a residential building (excluding student hostels); and
 - iii. anywhere within the **Leith Street height mapped area**.
- b. The maximum height of all other new buildings and structures, and additions and alterations, must not exceed 25m above ground level.
- c. Rooftop structures are exempt from the performance standard for maximum height, provided they do not exceed the maximum height limit by more than 5m.
- d. Activities that contravene the performance standard for maximum height but are no greater than 40m in height are a restricted discretionary activity.
- e. Activities that are over 40m in height are a discretionary activity.

Leith Street Height Mapped Area



34.6.8 Location and Screening of Outdoor Storage

1. Shared service areas provided for 3 or more residential units must be located or screened so they are not visible at ground level from residential activities within the site, residential activities on adjacent site, or public place.
2. Outdoor storage, including service areas, must not encroach into required parking, loading, manoeuvring, or outdoor living areas.
3. Materials stored outside must be stored in a way that prevents them contaminating any off-site area.
4. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

34.6.9 Materials and Design

Repairs and maintenance, restoration and earthquake strengthening in a heritage precinct that are visible from an adjoining public place **{Her cl.16}** must comply with Rule 13.3.2.

¹ **Her cl.16:** wording of rule amended as a minor change to be consistent across the plan and reflect Rule 13.3.2.

34.6.10 Number, Location and Design of Ancillary Signs

34.6.10.1 General

- a. Signs must comply with the following standards, except the following signs are exempt from these standards:
 - i. signs that are ancillary to campus activity that are not visible from outside of the Campus Zone;
 - ii. ~~'regulatory signs' (requiring or prohibiting specified actions), 'warning signs' (informing of hazards or of other features requiring a safe response), or 'directional signs' (identifying the location of, or direction to destinations, routes, building entrances and vehicle accesses) signs; and~~ **{CMU 271.18 and others}**
 - iii. building names (excluding sponsorship names).
- b. Signs located on or above the footpath must comply with Rule 6.7.2.
- c. Signs must comply with Rule 6.7.3 where visible from a road.
- d. Signs must not be illuminated or digital.
- e. ~~Signs other than those specified in rules 34.6.10.2 and 34.6.10.3 are not allowed.~~ **{MF cl.16}**
- f. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.**{PO cl.16}**

34.6.10.2 Signs attached to buildings

- a. The height, above ground level, at the highest point of any sign, is 4m.
- b. Maximum of one sign attached to a building per site for a non-campus activity.
- c. Maximum of one sign per public entrance of a building used for campus activities activity **{PO cl.16}**.
- d. Signs must not be attached to roofs.
- e. Signs must not project higher than the lowest point of the roof, except where mounted flat against a parapet or gable end.
- f. Signs attached flat to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.
- g. Signs attached flat to a building must have a maximum area of 3m² per display face.
- h. Where attached on the underside of a verandah or attached protruding from a façade of a building, signs must:
 - i. where attached to the façade of a building, not protrude from a building façade by more than 1.5m;

- ii. not exceed an area of 2m² per display face; and
- iii. not exceed 2 display faces per sign.

34.6.10.3 Freestanding signs

- a. Maximum of one freestanding sign per building.
- b. The maximum dimensions of freestanding signs are:
 - i. maximum height of 4m;
 - ii. maximum area of 3m² per display face;
 - iii. maximum of 2 display faces per sign;
 - iv. maximum width of 2m; and
 - v. maximum depth of 400mm.
- c. Freestanding signs must not obstruct driveways, parking or loading areas.
- d. Freestanding signs must be located within the site and cannot be located on the road reserve, except:
 - i. portable freestanding signs, must only be located on a footpath outside a non-campus activities activity **{PO cl.16}** where a premise is located on the upper floor and does not have ground floor street frontage; and
 - ii. must not exceed one portable sign per premise, except;
 - 1. where a site has street frontage of 30m or more, a maximum of 1 sign per 15m of street frontage.
- e. The maximum dimensions of portable freestanding signs are:
 - i. maximum height of 900mm; and
 - ii. maximum width of 600mm.
- f. Portable freestanding signs on footpaths must be a minimum of 5m apart from any other portable sign.

Note 34.6A – Other relevant District Plan provisions {PO cl.16¹}

- 1. ~~Commercial advertising is a non-complying land use activity in all zones except the Airport Zone. {PO cl.16}~~
- 2. ~~See Section 3 Public Amenities for the rules related to public noticeboards. {PO cl.16}~~
- 3. ~~See Section 4 Temporary Activities for the rules related to temporary signs. {PO cl.16}~~

¹ **PO cl.16:** Deleted as definition of "Signs" amended to clarify how different signs are managed in the Plan.

Note 34.6.10B - Other requirements outside of the District Plan

For additional restrictions that may apply to signs, see also:

- 1. ~~New Zealand NZ {Trans 881.17}~~ Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs and Signs on State Highways Bylaw {Trans 881.137}*.
- 2. Dunedin City Council Commercial Use of Footpaths Policy
- 3. Dunedin City Council Roading Bylaw
- 4. Dunedin City Council Traffic and Parking Bylaw

34.6.11 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

34.6.12 Setbacks

34.6.12.1 Boundary setbacks

- a. Buildings and structures used for, or intended to be used for, standard residential activity must have a minimum setback from boundaries as follows:

Location of boundary		Distance
i.	Setback from road boundary	3m
ii.	Setback from side and rear boundaries	1m
iii.	Setback from boundary with right of way	1m

- b. All other buildings and structures must have a minimum setback of 3m from the boundary of a site used for a residential activity or the boundary of a residential zone.
- c. Except fences and ancillary signs are exempt from the performance standard.
- d. Activities that contravene this performance standard are restricted discretionary activities. **{PO cl.16}**

34.6.12.2 Setback from scheduled tree

New buildings and structures, additions and alterations, ~~earthworks~~, **{EW cl.16}**¹, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2.

¹ EW cl.16: As a clause 16 amendment, reference to earthworks in the setback from scheduled tree standards in all management and major facility zones have been moved to setback standards in the new city-wide section (Rule 8A.5.11). Any amendments to provisions as a result of submissions are shown there.

34.6.12.3 Setback from coast and water bodies

New buildings and structures, additions and alterations, ~~earthworks – large scale~~, **{EW cl.16}**¹ and storage and use of hazardous substances must comply with Rule 10.3.3.

¹ EW cl.16: As a clause 16 amendment, reference to earthworks in the setback from coast and water bodies standards in all management and major facility zones have been moved to setback standards in the new city-wide section (Rule 8A.5.10). Any amendments to provisions as a result of submissions are shown there.

34.6.13 Maximum Building Site Coverage and Impermeable Surfaces

~~Development activities must comply with Rule 15.6.11. On sites used for standard residential activity, development must comply with the maximum building site coverage and impermeable surfaces performance standard for the Inner City Residential Zone in Rule 15.6.11~~ **{MF 308.385}**

Rule 34.7 Subdivision Performance Standards

34.7.1 Access

Subdivision activities must comply with Rule 6.8.1.

34.7.2 Esplanade Reserves and Strips

Subdivision activities must comply with Rule 10.3.1.

34.7.3 Fire Fighting

Subdivision activities must comply with Rule 9.3.3.

34.7.4 Service Connections

Subdivision activities must comply with Rule 9.3.7.

34.7.5 Shape

1. Each resultant site that is intended to be developed must be of a size and shape that is large enough to contain a building platform of at least 100m² that meets the performance standards of this Plan including, but not limited to:
 - a. minimum car parking;
 - b. setbacks from boundaries, water bodies, scheduled trees, ~~n~~National gGrid; and
 - c. esplanade reserves or strips.
2. Building platforms must have a slope of 12° (1:4.7 or 21%) or less and must not contain:
 - a. scheduled heritage buildings or structures; or
 - b. right-of-way easements.
3. For unreticulated areas, resultant sites must provide for a waste disposal area to be located at least 50m from any water body and Mean High Water Springs.**{PHS 1071.56}**
4. Sites created and used solely for the following purposes are exempt from the shape standard:
 - a. Scheduled ASGV ASBV **{NatEnv 958.60}** or QEII covenant;
 - b. reserve;
 - c. access;
 - d. network utility; or
 - e. road.
5. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

Rule 34.8 Assessment of Controlled Activities

Rule 34.8.1 Introduction

1. Controlled activities will be assessed in accordance with section 104 and 104A of the RMA. Council must grant the application and may impose conditions with respect to matters over which it has reserved its control.
2. Rule 34.8.2:
 - a. lists the matters over which Council has reserved its control; and
 - b. provides guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi); and
 - ii. conditions that may be imposed.
3. Where a controlled activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 34.9; and
 - iv. the matters of control become matters of discretion and will be assessed as indicated in this section.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 34.11; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 34.12; and
 - iii. the assessment guidance in this section will also be considered.

34.8.2 Assessment of controlled development activities

Activity	Matters of control	Guidance on the assessment of resource consents
1. <u>Affecting a scheduled heritage building or a scheduled heritage structure: {Her cl.16}</u> • Earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure, where external features only are protected. • <u>Restoration of a protected part of a scheduled heritage building or scheduled heritage structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1) {Her 547.91}</u>	a. Effects on heritage values	See Rule 13.4
2. <u>Student hostels {MF 308.353}</u>	a. Effects on the safety and efficiency of the transport network {MF 308.353}	<u>See Rule 6.8A {MF 308.353}</u>
	b. Effects on accessibility {MF 308.353}	<u>See Rule 6.8A {MF 308.353}</u>
	c. Effects on efficiency and affordability of infrastructure {MF 308.353}	<u>See Rule 9.3A {MF 308.353}</u>
3. <u>In a heritage precinct, additions and alterations to a non character-contributing building that involve: {Her 308.358}</u> • <u>an increase in the footprint of 10m² or more {Her 308.358}</u> • <u>an increase in the height of the building by more than 2m; or {Her 308.358}</u> • <u>the replacement of a pitched roof with a mono-pitch roof. {Her 308.358}</u>	a. Effect on heritage streetscape character {Her 308.358}	<u>See Rule 13.4 {Her 308.358}</u>

Rule 34.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 34.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 34.9.2 - 34.9.5:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 34.9.2 - 34.9.5 apply as follows: {MF cl.16}
 - a. Rule 34.9.2 applies to all performance standard contraventions;
 - b. Rule 34.9.3 applies to land use performance standard contraventions;
 - c. Rule 34.9.4 applies to development performance standard contraventions; and
 - d. Rule 34.9.5 applies to subdivision performance standard contraventions. {MF cl.16}

34.9.2 Assessment of all performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	<i>Potential circumstances that may support a consent application include:</i> a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, site specific factors including topography, make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. <i>General assessment guidance:</i> e. Where more than one standard is contravened, the combined effects of the contraventions should be considered. f. In balancing consideration of the objectives and policies related to the maintenance of heritage values or heritage precinct streetscape character and those related to general amenity, greater weight will usually be placed on heritage policies.

34.9.3 Assessment of land use performance standard contraventions {MF cl.16}

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Electrical interference	a. Effects on health and safety	See Rule 9.4
2.	Location	a. Effects on the vibrancy and economic and social success of the CBD and centres	<i>Relevant objectives and policies:</i> i. Objective 34.2.1 ii. Retail and restaurant activity ancillary to campus activity are designed and operated in line with Objective 34.2.2 and its policies (Policy 34.2.1.3). <i>Potential circumstances that may support a consent application include:</i> iii. The ancillary activity is designed and managed so as to be unlikely to attract the general public. iv. There will be no external advertising on the street or facing the street, for the ancillary activity.
3.	Maximum gross floor area	a. Effects on the vibrancy and economic and social success of the CBD and centres b. Effects on the <u>character and amenity</u> of the Campus Zone {PO cl.16}	<i>Relevant objectives and policies:</i> i. Objective 34.2.1 ii. Working from home and dairies are a size that is compatible with the character and amenity of the Campus Zone; and does not detract from the vibrancy and functioning of the centres hierarchy (Policy 34.2.1.4). <i>Potential circumstances that may support a consent application include:</i> iii. The activity is related to or necessary to support campus <u>activities activity</u> {PO cl.16}, or has other locational requirements which mean they need to locate in this zone. iv. The activity will not have adverse effects on the amenity of surrounding residential properties or zones.
4.	Minimum car parking	a. Effects on the safety and efficiency of the transport network b. Effects on <u>accessibility</u> {MF cl.16}	See Rule 6.9

¹ PO cl.16: Wording of matter of discretion changed to standard phrasing.

34.9.4 Assessment of development performance standard contraventions {**MF cl.16**}

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. - Boundary setbacks - Maximum height - buildings and structures less than 40m (Rule 34.6.7.2.d) {MF cl.16} - Height in relation to boundary	a. Effects on surrounding sites' { MF cl.16 } residential amenity ~~Effects on the character and amenity of sensitive surrounding sites {MF cl.16}~~	<i>Relevant objectives and policies:</i> i. Objective 34.2.2 ii. Buildings and structures are of a height, height in relation to boundary, and setback that maintains adequate sunlight access to adjoining sites used for residential activity, or adjoining residential and recreation zoned sites; and avoids <u>or minimises, as far as practicable, {PO 308.497}</u> significant adverse wind effects (Policy 34.2.2.1). iii. Buildings greater than 25m in height ~~contribute positively to the skyline vista of the city, by being of a quality and contextually appropriate architectural design.~~ <u>minimise, as far as practicable, adverse effects on the skyline vista of the city, particularly as viewed from Dunedin's inner hill suburbs across the harbour towards the Otago Peninsula, through the use of quality and contextually appropriate architectural design {MF 308.343}</u> (Policy 34.2.2.8). <i>Potential circumstances that may support a consent application include:</i> iv. The height, or height in relation to boundary, is consistent with surrounding properties.
2. Boundary treatments and other landscaping	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 34.2.2 ii. ~~Landscaping will provide~~ <u>Development activities maintain {MF cl.16}</u> a reasonable level of visual and environmental amenity <u>adjacent to public roads. {MF cl.16}</u> (Policy 34.2.2.4). <i>Potential circumstances that may support a consent application include:</i> iii. An alternative design will lead to better outcomes for streetscape amenity.

34.9.4 Assessment of development performance standard **contraventions** {MF cl.16}

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
3.	Earthworks standards: Batter gradient {EW cl.16}	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 34.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by using a batter gradient that will be stable over time (Policy 34.2.3.1.b). <i>Conditions that may be imposed include, but are not limited to:</i> iii. Maximum slopes of cut and fill batters. iv. Time limits for retaining wall installation to avoid leaving a cut slope unsupported for an extended period. v. Temporary shoring requirements to maintain stability before a wall is constructed. vi. Supervision and monitoring requirements for retaining wall construction and standard earthworks construction.
4.	Earthworks standards: Setback from property boundary, buildings, structures and cliffs {EW cl.16}	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 34.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land, buildings, and structures by being set back an adequate distance from property boundaries, buildings and cliffs (Policy 34.2.3.1.a).
5.	Earthworks standards: Setback from network utilities {EW cl.16}	a. Effects on efficient and effective operation of network utilities b. Effects on health and safety	See Rule 5.7

34.9.4 Assessment of development performance standard **contraventions** {MF cl.16}

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Earthworks standards: • Sediment control {EW cl.16}	a. Effects on surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 34.2.3 ii. Earthworks and any associated retaining structures are designed and located to minimise adverse effects on surrounding sites and the wider area by managing earthworks to avoid sediment run-off, including on to any property, or into any stormwater pipes, drains, channels or soakage systems, <u>or the coastal marine area {EW 1071.106}</u> (Policy 34.2.3.2.b).
		b. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.4
		c. Effects on the efficiency and/or affordability of infrastructure	See Rule 9.4
7.	Fence height and design	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 34.2.2
		b. Effects on the amenity of the campus	ii. Fences will be <u>are</u> {MF cl.16} of a height and design that contributes positively to streetscape amenity and the amenity of the Campus Zone (Policy 34.2.2.5). <i>Potential circumstances that may support a consent application include:</i> iii. The increased height or reduced visual permeability is necessary to meet protection requirements, to provide security, minimise noise effects from a busy road or activity, or for public well-being. iv. An attractive interface with the street is maintained. v. The fence will be screened by landscaping.
		c. Effects on health and safety	See Rule 9.4
8.	Fire fighting	a. Effects on health and safety	See Rule 9.4

34.9.4 Assessment of development performance standard **contraventions** {MF cl.16}

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
9.	Hazard overlay zones development standards In a hazard overlay zone {NH cl.16}: • Minimum floor level {NH 917.27, 947.53 and others} • Relocatable buildings (Hazard 3 (coastal) Overlay Zone) {NH cl.16}	a. Risk from natural hazards	See Rule 11.4
10.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety b. Risk from natural hazards {PO cl.16}	See Rule 9.4 See Rule 11.4 {PO cl.16}
11.	Location and screening of outdoor storage	a. Effects on streetscape amenity b. Effects on the amenity of the campus	<i>Relevant objectives and policies:</i> i. Objective 34.2.2 ii. Outdoor storage is located and stored in a way that does not result in unreasonable visual amenity effects or create nuisance effects(Policy 34.2.2.2).
12.	Materials and design	a. Effect on heritage values (scheduled heritage buildings and scheduled heritage structures) b. Effects on heritage streetscape character (where in a Heritage precinct) {MF cl.16}	See Rule 13.5

34.9.4 Assessment of development performance standard **contraventions** {MF cl.16}

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
13.	Maximum building site coverage and impermeable surfaces	a. Effects on neighbourhood residential character and amenity	See Rule 15.9
		b. Effects on on-site amenity for residents	
		c. <u>Effects on efficiency and affordability of infrastructure</u> {MF cl.16 ³ }	
14.	Number, location and design of ancillary signs	a. Effects on the safety and efficiency of the transport network	See Rule 6.9
		b. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 34.2.2. ii. ~~Require a~~ Ancillary signs to be are {MF cl.16} located and designed to maintain streetscape amenity including by being of an appropriate size and number to convey information about the name, location and nature of the activity on the site to passing pedestrians and vehicles and not being oversized or too numerous for what is necessary for that purpose(Policy 34.2.2.6).
15.	In a heritage precinct: - Fence height and design - Materials and design - Height (Maximum height) (<u>except Rule 34.6.7.2.e</u>) {MF cl.16} - Height in relation to boundary	a. Effects on heritage streetscape character	See Rule 13.5
16.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.9

34.9.4 Assessment of development performance standard **contraventions** {MF cl.16}

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
17. Setback from scheduled tree	a. Effects on <u>long term health of tree</u> a scheduled tree {MF cl.16}	See Rule 7.6
18. Setback from coast and water bodies	a. Effects on biodiversity <u>values</u> {NatEnv 958.60} and natural character of <u>riparian margins and the coast</u> {MF cl.16}	See Rule 10.4
	b. Effects on public access	See Rule 10.4
	c. Risk from natural hazards	See Rule 11.4

¹ **MF cl.16:** Amended to align with new policy wording.

² **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there. ³ **MF cl.16:** To align with assessment rules in residential zones

34.9.5 Assessment of subdivision performance standard **contraventions**

Performance standard	Matters of discretion	Guide on the assessment of resource consents
1. Access	a. Effects on accessibility	See Rule 6.9
2. Esplanade reserves and strips	a. Effects on biodiversity <u>values</u> {NatEnv 958.60} and natural character values of riparian margins and the coast.	See Rule 10.4
	b. Effects on public access	
3. Fire fighting	a. Effects on health and safety	See Rule 9.4
4. Service connections	a. Effects on efficiency and affordability of infrastructure	

34.9.5 Assessment of subdivision performance standard contraventions

Performance standard	Matters of discretion	Guide on the assessment of resource consents
5. Shape	<i>Relevant objectives and policies:</i> a. Objective 2.4.1 b. Subdivision is designed to ensure any future land use or development of the resultant site is able to meet the performance standards in the zone, unless: i. 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 ii. the resultant site is required for: 1. Scheduled ASCV ASBV {NatEnv 958.60}; QEII covenant; or 2. reserve; or 3. access; or 4. utility; or 5. road (Policy 2.4.1.8). <i>General assessment guidance:</i> c. Non-compliance with the performance standard for shape will be assessed based on which performance standard(s) the shape of the resultant site does not provide for compliance with. See matters of discretion and assessment rules in relation to performance standard contraventions for: i. minimum car parking; ii. boundary setbacks; iii. setback from scheduled tree; iv. ~~earthworks standards (building platform slope);~~ {MF cl.16} v. setbacks from water bodies; and vi. setback from ~~n~~National gGrid. d. <u>For contravention of the building platform slope part of the shape performance standard (Rule 34.7.5.2), see the matters of discretion and assessment rules in relation to earthworks - large scale (Rule 8A.7.2.1). {MF cl.16}</u> <i>Conditions that may be imposed:</i> e. Restrictions or conditions, including by way of consent notice, on land use or development activities allowed on the site. f. A building platform may be required to be registered against the title by way of consent notice.	

Rule 34.10 Assessment of Restricted Discretionary Activities

Rule 34.10.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 34.10.2 - 34.10.5:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how a consent application will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 34.10.2 - 34.10.5 apply as follows: {MF cl.16}
 - a. Rule 34.10.2 applies to all restricted discretionary activities;
 - b. Rule 34.10.3 applies to restricted discretionary land use activities;
 - c. Rule 34.10.4 applies to restricted discretionary development activities; and
 - d. Rule 34.10.5 applies to restricted discretionary subdivision activities. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
5. Where a restricted discretionary activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 34.9; and
 - iv. the matters of discretion in this section will be assessed as indicated.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 34.11; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 34.12; and
 - iii. the assessment guidance in this section will also be considered.

34.10.2 Assessment of all restricted discretionary activities

Activity	Guidance on the assessment of resource consents
1. All restricted discretionary activities	<i>Potential circumstances that may support a consent application include:</i> a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards, site specific factors including topography, make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. e. For restricted discretionary land use activities, whether any associated buildings or structures meet relevant development performance standards, or otherwise achieve the relevant policies for development (see Rule 34.9 for performance standard contraventions). <i>General assessment guidance:</i> f. Where more than one standard is contravened, the combined effects of the contraventions should be considered. g. In balancing consideration of the objectives and policies related to the maintenance of heritage values or heritage precinct streetscape character and those related to general amenity, greater weight will usually be placed on heritage policies.

34.10.3 Assessment of restricted discretionary land use activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
A. All high trip generators, which include: {Trans cl.16¹} • any activities that generate 250 or more vehicle movements a day {Trans cl.16}		a. Effects on accessibility {Trans cl.16}	See Rule 6.10 {Trans cl.16}
		b. Effects on the safety and efficiency of the transport network {Trans cl.16}	
1. • Early childhood education • Community and Leisure - large scale		a. Effects on the safety and efficiency of the transport network	See Rule 6.10
2. Student hostels {MF 308.353}		a. Effects on safety and efficiency of transport network. {MF 308.353}	See Rule 6.10 {MF 308.353}
		b. Effects on efficiency and/or affordability of infrastructure {MF 308.353}	See Rule 9.5 {MF 308.353}

¹ **Trans cl.16:** Under Transportation section assessment rules (Rule 6.10.2.7a&b), 'effects on accessibility' and 'effects on safety and efficiency of the transport network' are matters of discretion for high trip generators, which include land use activities that generate 250 or more vehicle movements a day. However, the rule necessary to link to Rule 6.10.2.7 was inadvertently omitted from notified Section 34 assessment rules. The correction of this error, via the addition of Rule 34.10.3.A, does not result in a substantive change to the effect of provisions.

34.10.4 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. In a heritage precinct : • All RD <u>restricted discretionary</u> {MF cl.16} activities due to being in a heritage precinct	a. Effects on heritage streetscape character	See Rule 13.6
2. Earthworks – large-scale (that exceed the scale thresholds for the Campus Zone) {EW cl.16'}	a. Effects on visual amenity and character b. Effects on the amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 34.2.3 ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not possible, adequately mitigated (Policy 34.2.3.3.a). iii. Adverse effects on the amenity of surrounding properties, including from changes to drainage patterns, will be avoided or, if avoidance is not possible, adequately mitigated (Policy 34.2.3.3.b). <i>Potential circumstances that may support a consent application include:</i> iv. There is no, or only minimal, alteration to the natural landform. v. Any cut or fill will be restored or treated to resemble natural landforms. vi. The earthworks will not remove or effect existing vegetation or landscaping. <i>Conditions that may be imposed include, but are not limited to:</i> vii. Measures to minimise visual effects, e.g. requirements for revegetation and/or landscaping. viii. Maximum slopes of cut and fill batters. ix. Measures to divert surface water and rain away from, or prevent from discharging over, batter faces and other areas of bare earth. x. Measures to ensure there are no adverse effects from changes to drainage patterns on surrounding properties. xi. Requirement to de-compact soils; to take other remedial action to ensure the natural absorption capacity of the soils is not reduced; or to use other mitigation measures to ensure the overall absorption of rain water on the site is not diminished.

34.10.4 Assessment of restricted discretionary development activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
		e. Effects on the stability of land, buildings, and structures	<i>Relevant objectives and policies:</i> i. Objective 34.2.3 ii. Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not possible, adequately mitigated (Policy 34.2.3.3.c). <i>Potential circumstances that may support a consent application:</i> iii. A geotechnical report confirms the existing ground is suitably stable for the proposed works, and proposed works will not create instability risks for surrounding land, buildings, or structures (see Special Information Requirements – Rule 34.13.1). iv. Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering standards
3.	Earthworks – large scale (that exceed scale thresholds for a SHS) { EW cl.16' }	a. Effects on heritage values	See Rule 13.6
4.	Earthworks – large scale (that exceed scale thresholds within 5m of a water body or MHWS) { EW cl.16' }	a. Effects on biodiversity and natural character of riparian margins and the coast b. Effects on public access	See Rule 10.5
5.	Earthworks – large scale (that exceed scale thresholds for a hazard (flood) overlay zone) { EW cl.16' }	a. Risk from natural hazards	See Rule 11.5
6.	Activities affecting a scheduled heritage item building or scheduled heritage structure :	a. Effects { MF cl.16 } on heritage values	See Rule 13.6

34.10.4 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
{Her cl.16} • All RD activities due to affecting a scheduled heritage building, scheduled heritage structure, or scheduled heritage site • Earthworks –large scale (that exceed scale thresholds for a SHS) {EW cl.16’} • <u>Additions and alterations that affect a protected part of a scheduled heritage building or scheduled heritage structure</u> {Her cl.16} • <u>Removal for relocation</u> {Her cl.16} • subdivision activities {Her cl.16}		

34.10.4 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
X. <u>Activities affecting a scheduled heritage site: {Her cl.16}</u> • <u>New buildings and structures on a scheduled heritage site, where visible from an adjoining public place or a publicly accessible place within the site {Her cl.16}</u> • <u>Parking, loading and access on a scheduled heritage site, where visible from an adjoining public place or a publicly accessible place within the site {Her cl.16}</u>	a. Effects on heritage values {Her cl.16}	See Rule 13.6 {Her cl.16}

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

34.10.5 Assessment of restricted discretionary subdivision activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. All subdivision activities	a. Effects on the efficient and effective operation of ~~the~~ Campus {MF cl.16}	<i>Relevant objectives and policies:</i> i. Objective 34.2.1 ii. Subdivision ~~activities are~~ is {PO cl.16} only allowed: 1. if ~~they are~~ {PO cl.16} intended and/or capable of being used for standard residential activity, it is ~~and they are~~ {MF cl.16} in accordance with the objectives, policies and rules of the residential zones; or 2. ~~it is if they are~~ {PO cl.16} necessary for the disposal of surplus land in accordance with Policy 2.3.1.6 (Policy 34.2.1.7).
	b. ~~Effects on a scheduled tree~~ {MF cl.16}	See Rule 7.7
	c. Effects on the ~~safety and efficiency of~~ {PO cl.16} the transport network	See Rule 6.10
	d. Effects on the efficiency and affordability of infrastructure	See Rule 9.5
	e. ~~Effects on heritage values (scheduled heritage sites)~~ {Her cl.16}	See Rule 13.6 {Her cl.16}
	f. Risk from natural hazards	See Rule 11.5
	g. Effects on public access	See Rule 10.5
	h. Effects on biodiversity ~~values~~ {NatEnv 958.60} and natural character of riparian margins and the coast	

34.10.5 Assessment of restricted discretionary subdivision activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
2. On sites containing a scheduled heritage building or schedule heritage structure or on a scheduled heritage site: • Subdivision activities <i>{Her cl.16}</i>	a. Effects on heritage values (scheduled heritage sites) <i>{Her cl.16}</i>	See Rule 13.6 <i>{Her cl.16}</i>

¹ **MF cl.16:** Rule removed as there is no relevant assessment of the effects on subdivision on scheduled trees in Rule 7.7.

² **PO cl.16:** Wording of matter of discretion changed to standard phrasing.

Rule 34.11 Assessment of Discretionary Activities

Rule 34.11.1 Assessment of Discretionary Activities - Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 34.11.2 - 34.11.4 provide guidance on how a consent application for the listed discretionary activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
 - b. potential circumstances that may support a consent application;
 - c. general assessment guidance, including any effects that will be considered as a priority; and
 - d. conditions that may be imposed.
3. Rules 34.11.2 - 34.11.4 apply as follows: {MF cl.16}
 - a. Rule 34.11.2 applies to discretionary land use activities; and
 - b. Rule 34.11.4 applies to discretionary performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

34.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resources consents
1. • Office (other than campus-affiliated office and registered health practitioners) {MF 308.5 and 308.349} • Restaurants not ancillary to campus • Supported living facilities (other than student hostels) {MF 308.354}	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.3.1 b. Objective 34.2.1 c. Restaurants and office {MF 308.5 and 308.349} not ancillary to campus activity, office (other than campus affiliated office and registered health practitioners) {MF 308.5 and 308.349} and supported living facilities (other than student hostels) {MF 308.354} are only allowed where {MF cl.16}: i. they {MF cl.16} are related to, or are necessary to support campus activity, or have other operational requirements which mean they need to locate in this zone; and ii. they will {MF cl.16} support the efficient and effective operation of campus activities activity {PO cl.16}; and iii. they {MF cl.16} are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and iv. they {MF cl.16} are designed and operated in line with Objective 34.2.2 and its policies (Policy 34.2.1.5). d. For discretionary land use activities, whether any associated buildings or structures meet relevant development performance standards, or otherwise achieve the relevant policies for development (see Rule 34.9 numbers for performance standard contraventions). e. All relevant land use performance standards are met, including noise and light spill standards. f. The location of the activity in the Campus Zone is unlikely to create a precedent effect for similar activities to locate in the Campus Zone which would be more appropriately located in another zone. g. In assessing the significance of effects, consideration will be given to: i. both short and long term effects, including effects in combination with other activities. ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. h. In assessing activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. i. See Section 6.11 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16'} j. See Section 9.6 for guidance on the assessment of resource consents

34.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resources consents
	<u>in relation to Objective 9.2.2 and effects on health and safety. {PHS cl.16}</u> k. <u>See Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua. {MW 1071.3}</u>

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all discretionary activities. This does not change the effect of provisions.

34.11.3 Assessment of discretionary development activities {MF cl.16¹}

Activity {MF cl.16}	Guidance on the assessment of resource consents {MF cl.16}
1. Development associated with discretionary activities {MF cl.16}	<i>Relevant objectives and considerations (priority considerations):</i> - Objective 34.2.2 - The buildings and site design are consistent with the relevant performance standards (Policies 34.2.2.1 – 34.2.2.8). {MF cl.16}

¹ MF cl.16: Duplicates content in 34.11.2.1.d, therefore not required.

34.11.4 Assessment of discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. - Acoustic insulation; - Noise - where the limit is exceeded by up to <u>less than</u> {PHS cl.16} 5dB LAeq (15min) - Light spill - where the limit is exceeded by 25% or less	<i>Relevant guidance from other sections (priority considerations):</i> See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and the effects related to public health and safety.
2. Maximum height - buildings over 40m in height (Rule 34.6.7.2.e) {MF cl.16}	<i>Relevant objectives and policies (priority considerations):</i> - Objective 34.2.2 - Buildings over 40m in height are only allowed where: - the height is essential to operation of campus activities <u>activity</u> {PO cl.16}; and - the height exceedance is minimal (Policy 34.2.2.7). - Buildings greater than 25m in height: <u>are only allowed where they contribute positively to the skyline vista of the city, by being of a quality and contextually appropriate architectural design. minimise, as far as practicable, adverse effects on the skyline vista of the city, particularly as viewed from Dunedin's inner hill suburbs across the harbour towards the Otago Peninsula, through the use of quality and contextually appropriate architectural design</u> {MF 308.343} (Policy 34.2.2.8).

Rule 34.12 Assessment of Non-complying Activities

Rule 34.12.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 34.12.2 **{MF cl.16}** and 34.12.3 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
 - b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 34.12.2 34.12.3 apply as follows: **{MF cl.16}**
 - a. Rule 34.12.2 applies to all non-complying activities; and
 - b. Rule 34.12.3 applies to non-complying performance standard contraventions. **{MF cl.16}**
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

34.12.2 Assessment of all non-complying activities

Activity	Guidance on the assessment of resource consents
1. All non-complying activities	<i>Relevant objectives and policies (priority considerations):</i> a. The activity does not detract from, or preferably contributes to, the strategic directions objectives, including, but not limited to, those related to: i. Dunedin has a hierarchy of vibrant centres anchored around one Central Business District (CBD), which provides a focus for economic and employment growth, driven by: 1. attraction of businesses to these areas based on the high level of amenity and density of activity in the area; 2. opportunities for social interaction, exchange of ideas and business cooperation; 3. public investment in public amenities and other infrastructure in the CBD; and 4. opportunities for agglomeration benefits from the co-location of activities (Objective 2.3.2). b. The activity is compatible with the operation of campus activity and ~~or~~ {MF cl.16} is not most appropriately located in another zone (Policy 34.2.1.6). <i>Potential circumstances that may support a consent application include:</i> c. There are significant positive effects on the efficient and effective operation of a tertiary institution from the activity. d. There is no potential for cumulative effects to arise from precedence. e. The location of the activity in the Campus Zone will not have adverse effects on the vibrancy and viability of commercial and mixed use zones. <i>General assessment guidance:</i> f. In assessing the significance of effects consideration will be given to: i. both short and long term effects, including effects in combination with other activities; and ii. the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of resource consent. g. In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. <i>Relevant guidance from other sections (priority considerations):</i> h. <u>See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16'}</u> i. <u>See Section 9.7 for guidance on the assessment of resource consents</u>

34.12.2 Assessment of all non-complying activities

Activity	Guidance on the assessment of resource consents
	<u>in relation to Objective 9.2.2 and effects on health and safety. {PHS cl.16}</u> j. <u>See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua. {MW 1071.3}</u>
2. Commercial advertising in all zones {PO cl.16}	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.4.1 b. Policy 2.4.1.6.c
3. Demolition of a protected part of a scheduled heritage building or scheduled heritage structure	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects on heritage values.

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all non-complying activities. This does not change the effect of provisions.

34.12.3 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. • Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 34.13 Special Information Requirements {Confirmed to be deleted - EW cl.16}

EW cl.16: As a clause 16 amendment, Rule 34.13.1 Geotechnical investigation report has been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

35. Wakari Hospital

35.1 Introduction

Wakari Hospital is Dunedin's second largest hospital. The hospital is situated on Taieri Road, Wakari, and extends over a large, extensively landscaped site, covering an area of approximately eight hectares. The hospital is operated by the Southern District Health Board (SDHB).

The hospital has been at its present site since 1915, and provides approximately 115 beds across a number of wards. The hospital provides mental health services as well as a range of other community health services. It serves as a teaching hospital with strong links to both the University of Otago and Otago Polytechnic and is the base for SDHB management.

Redevelopment of the hospital site is anticipated over the coming years, allowing facilities to be upgraded and added. This may involve construction of new buildings and the redevelopment of existing ones. The site is surrounded by the General Residential 1 Zone which provides for medium density residential living, and is close to the Wakari neighbourhood centre. There is a high level of residential amenity in the area, particularly to the east and west of the site, with land to the north and south being less developed and having significant established vegetation. While the buildings on the Wakari Hospital site are generally larger than would normally be expected in a residential environment, these are contained within a large site which is extensively bordered by trees and vegetation.

The Wakari Hospital Zone enables the provision of essential health services and future development of the site, while appropriately managing adverse effects on the surrounding General Residential 1 Zone and nearby neighbourhood centre.

35.2 Objectives and Policies

Objective 35.2.1	
Wakari Hospital is able to operate efficiently and effectively as a hospital and medical training and research facility.	
Policy 35.2.1.1	Enable hospital activity in the Wakari Hospital Zone.
Policy 35.2.1.2	Provide for activities that are ancillary to hospital activity where they are designed and operated in line with Objective 35.2.2 and its policies.
Policy 35.2.1.3	Only allow activities that are not ancillary to hospital activity where all of the following apply: - the activities are related to or support Wakari Hospital, or have other operational requirements that mean they need to locate in the zone; - they will support the efficient and effective operation of Wakari Hospital; - they are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - they are designed and operated in line with Objective 35.2.2 and its policies.
Policy 35.2.1.4	Enable land that is surplus to the needs of Wakari Hospital to transition to the General Residential 1 Zone, so that future development that is not related to hospital activity can <u>will</u> {PO cl.16} be managed in accordance with the objectives and policies of that zone.
Policy 35.2.1.5	Only allow subdivision <u>activities</u> {PO cl.16} where: - it is <u>they are</u> {PO cl.16} in accordance with the provisions of the General Residential 1 Zone; and - the subdivision does not adversely affect the efficient and effective operation of Wakari Hospital.

Objective 35.2.2	
Land use activities and development necessary for Wakari Hospital to meet the reasonably foreseeable health needs of the community is enabled, while ensuring development: - achieves a good standard of on-site amenity for patients, staff and visitors; and - maintains or enhances the amenity of the surrounding residential sites and areas, as far as practicable.	
Policy 35.2.2.1	Require buildings and structures to be of a height and setback from boundaries that ensures: - there are no more than minor effects on the sunlight access and privacy of current and potential future residential buildings and their outdoor living spaces; and - any adverse effects on neighbourhood amenity are avoided or, if avoidance is not possible <u>practicable</u> {PO 908.3 and others}, are no more than minor.
Policy 35.2.2.2	Require development to maintain or enhance neighbourhood amenity by ensuring service areas are not visible from ground level outside the site.
Policy 35.2.2.3	Require landscaping of the boundary of parking areas where adjacent to a road frontage to screen or soften these areas and ensure a high standard of visual amenity when viewed from the road.
Policy 35.2.2.4	Require fences on road boundaries to be of a height and design that contributes positively to neighbourhood amenity.

Objective 35.2.2

Land use activities and development necessary for Wakari Hospital to meet the reasonably foreseeable health needs of the community is enabled, while ensuring development:

- a. achieves a good standard of on-site amenity for patients, staff and visitors; and
- b. maintains or enhances the amenity of the surrounding residential sites and areas, as far as practicable.

Policy 35.2.2.5	Require ancillary signs visible from outside the zone to be located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose.
Policy 35.2.2.6	Require ancillary commercial activities to be designed, located and operated to primarily serve staff, patients and visitors of Wakari Hospital.
Policy 35.2.2.7	Only allow early childhood education - large scale where they are it is {PO cl.16} designed to avoid or, if avoidance is not possible <u>practicable</u> {PO 908.3 and others} , adequately mitigate, adverse effects on the amenity of surrounding residential properties.

EW cl.16: As a clause 16 amendment, Objective 35.2.3 and its policies have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

Rules

Rule 35.3 Activity Status

Rule 35.3.1 Rule location

The activity status tables in rules 35.3.3 to 35.3.5 specify the activity status of land use activities, development activities and subdivision activities in the Wakari Hospital Zone, except rules for the following city-wide activities, which are contained in Part B of the Plan:

1. Public Amenities (Section 3)
2. Temporary Activities (Section 4) - note that this section includes provisions that apply to construction **{PO cl.16}**
3. Network Utilities and energy generation **{NU 360.233}** (Section 5)
4. Transportation Activities **{PO cl.16}** (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A) **{EW cl.16}**

35.3.2 Activity status introduction

1. The activity status tables in rules 35.3.3 - 35.3.5 show the activity status of activities in the Wakari Hospital Zone, provided any performance standards shown in the far right column are met.
2. Activities are split into three types: a. land use activities, b. development activities, c. subdivision activities. Within these types, activities are split into categories. The nested tables in Section 1.6 outline the hierarchy of categories, activities and sub-activities.
3. Permitted land use activities do not automatically provide for any related development activities. Therefore, the activity status of any associated development activities should also be checked.
4. Where a new land use activity requires a resource consent, all associated development activities will be considered and assessed as part of the resource consent even if the development otherwise meets the development performance standards listed in the Plan.
5. The nested tables in Section 1.6 are intended to be a complete list of activities and categories of activities. For any activity that is not covered by any of the defined activities in the nested tables, the activity status will be non-complying if the activity status of "all" or "all other" activities in the most closely related category is non-complying, otherwise it will be discretionary.

Performance Standards

6. Performance standards are listed in the far right column of the activity status tables.
7. Performance standards apply to permitted, controlled, and restricted discretionary activities.
8. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity ~~will become restricted discretionary, unless otherwise indicated by the relevant performance standard~~ is indicated in the relevant performance standard rule. **{PO cl.16}**.
9. If a restricted discretionary activity does not meet one or more performance standards, then the activity status remains restricted discretionary, unless otherwise indicated in the performance standard.

Legend

Acronym	Activity status Meaning {PO cl.16}
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity

35.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Electrical interference b. Light spill c. Noise d. Setback from a National Grid (National Grid sensitive activities only) {NH cl.16}
Major facility activities		Activity status	Performance standards
2.	Hospital	P	a. Minimum car parking
3.	All other activities in the major facilities facility {MF cl.16} activities category	NC	
Community activities		Activity status	Performance standards
4.	Community and leisure - small scale	P	
5.	Conservation	P	
6.	Early childhood education - small scale	P	
7.	Early childhood education - large scale	RD	
8.	All other activities in the community activities category	D	
Commercial activities		Activity status	Performance standards
9.	Commercial activities ancillary to hospital activity	P	a. Location
10.	Registered health practitioners	P	
11.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
12.	All activities in the residential activities category	D	
Industrial activities		Activity status	Performance standards
13.	All activities in the industrial activities category	NC	

Rural activities		Activity status	Performance standards
14.	All activities in the rural activities category	NC	

35.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities		a. Maximum <u>building</u> {MF cl.16} site coverage and impermeable surfaces b. ~~Setback from national grid~~ {NU cl.16} c. <u>Setback from scheduled tree</u> {ST cl.16}
2.	Performance standards that apply to all buildings and structures activities		a. Boundary setbacks b. Fire fighting {MF cl.16} c. Height in relation to boundary d. Maximum height e. Number, location and design of ancillary signs f. <u>Setback from National Grid</u> {NU cl.16}
Buildings and structures activities		Activity status	Performance standards
3.	Fences	P	a. Fence height and design
4.	All other buildings and structures activities	P	
Site development activities		Activity status	Performance standards
5.	~~Earthworks – small scale~~ {EW cl.16}	P	a. ~~Earthworks standards~~
6.	~~Earthworks – large scale~~ {EW cl.16}	RD	a. ~~Earthworks standards~~
7.	Parking, loading and access	P	a. Boundary treatments and other landscaping b. Parking, loading and access standards
8.	~~New or additions to parking areas, or extensions to existing parking areas~~ that result in the creation of {Trans cl.16} 50 or more new parking spaces.	RD	a. Boundary treatments and other landscaping b. Parking, loading and access standards
9.	Service areas	P	a. Location and screening of service areas
10.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements
11.	All other site development activities	P	

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **MF cl.16:** The firefighting performance standard applies to residential activities. Residential activity is non-complying in this zone and so the performance standard is not relevant and has been removed under cl.16.

Note 35.3.4A - General advice

1. Under the Heritage New Zealand Pouhere Taonga Act 2014 it is an offence to modify or destroy an archaeological site without obtaining an archaeological authority from Heritage New Zealand (HNZ). An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand {Her 547.80}. This is the case regardless of whether the land on which the site is located is **{Her 547.80}** designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
2. An archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. This includes the scheduled archaeological sites within the District Plan.
3. Pre-1900 buildings are considered archaeological sites. An archaeological authority must be obtained before demolishing a pre-1900 building or structure.
4. The **archaeological alert layer mapped area** identifies sites and areas that have a strong likelihood of containing archaeological remains, however remains may be present anywhere within Dunedin. If archaeological remains are discovered during any site works, at any location, the Accidental Discovery Protocol (Appendix A8) should be followed.

35.3.5 Activity status table - subdivision activities

Subdivision activities	Activity status	Performance standards
1. Subdivision activities	RD	a. Subdivision performance standards

Note 35.3.5A - Other RMA considerations {PO 490.4}

1. Under Section 226(1)(e)(ii) of the Resource Management Act 1991, where an existing allotment shown on a survey plan meets all relevant provisions of the district plan and any proposed district plan, the Dunedin City Council must issue a certificate to that effect to enable the Registrar-General of Land to issue a certificate of title for that separate allotment.

35.3.6 Transition to General Residential 1 Zone

On receipt of written notice from both the landowner and operator of Wakari Hospital (if different) to Dunedin City Council in relation to all or part of the land within the Wakari Hospital Zone, the provisions of the Wakari Hospital Zone will no longer apply to that parcel of land and the provisions of the General Residential 1 Zone will apply in full.

Rule 35.4 Notification

1. Activities are subject to the normal tests for notification in accordance with sections 95A-95G of the RMA.

Rule 35.5 Land Use Performance Standards

35.5.1 Electrical Interference

Land use activities must comply with Rule 9.3.2.

35.5.2 Light Spill

Land use activities must comply with Rule 9.3.5.

35.5.3 Location

1. For ancillary commercial activities, customer access must only be available from inside hospital buildings.
2. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

35.5.4 Minimum Car Parking

1. Hospital activity must provide a minimum of 600 ~~555~~ **{Trans 917.39}** car parking spaces, including at least 13 mobility parking spaces.
2. Required parking spaces may be used for car, cycle or motorcycle parking, except for any required mobility parking spaces, which must be used for mobility car parking.
3. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

Note 35.5.4A - Other relevant District Plan provisions

1. Parking areas must comply with the standards in Section 6.6: Parking, Loading and Access Performance **{MF cl.16}** Standards.

35.5.5 Noise

Land use activities must comply with Rule 9.3.6.

35.5.6 Setback from National Grid

National Grid sensitive Sensitive **{MF cl.16}** activities must comply with Rule 5.6.1.1.

Rule 35.6 Development Performance Standards

35.6.1 Boundary Treatments and Other Landscaping

1. Where a parking area is built within 5m of a road frontage, a landscaping area with a minimum 1.5m width must be provided along the full length of the road frontage (except for where vehicle access is provided); ~~with an average of one tree for every 5m of frontage {MF cl.16}.~~
2. Landscaping areas must:
 - a. be planted with a mix of trees and shrubs and/or ground cover plants that achieves a total coverage of the ground area in planting (when mature), except for 10% of the area, which may be used for pedestrian paths;
 - b. have an average of one tree for every 5m of frontage;
 - c. not have more than 10% cover in impermeable surfaces (for pedestrian paths);
 - d. be designed to allow surface water run-off from surrounding areas to enter;
 - e. be protected by a physical barrier that prevents cars from ~~accidentally driving into or~~ **{PO 360.213}** damaging plants;
 - f. for required trees, use trees that are at least 1.5m high at the time of planting and capable of growing to a minimum **{PO 360.213}** height of 5m within 10 years of planting;
 - g. be planted prior to occupation ~~or completion~~ of any relevant building(s) or upon completion of site development activities **{MF cl.16}**; and
 - h. be maintained to a high standard, which means trees and under-planting are healthy and areas are regularly cleared of rubbish and weeds.
3. Any road boundary fences provided must be placed on the property side of any required **{MF cl.16}** road frontage landscaping required by this rule **{PO 360.213}**.
4. Activities that contravene this performance standard are restricted discretionary activities. **{PO cl.16}**

35.6.2 Earthworks Standards {Confirmed to be replaced by 8A.5 - EW cl.16¹}

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

35.6.3 Fence Height and Design

1. Fences must not exceed the following height limits, except as provided for below: **{Res cl.16}**

Location {Res cl.16}		Maximum height {Res cl.16}
a- {Res cl.16}	Along all other road boundaries {Res cl.16}	1.4m {Res cl.16}
b- {Res cl.16}	Along a side or rear boundary with a residential zone {Res cl.16}	1.4m {Res 394.80 and 1051.2}
c- {Res cl.16}	Along all other side and rear boundaries {Res cl.16}	2m {Res cl.16}

2. Fences along boundaries include fences that are not exactly on the boundary but are within the boundary setbacks required by Rule 35.6.10.1. **{Res cl.16}**
3. Where the maximum height of a fence is 1.4m, the height of a fence may be increased to a maximum height of 2m provided that a minimum of 40% of the entire structure is visually permeable (see-through), or the portion above 1.4m height is visually permeable. Visually permeable refers construction using trellis, lattice, wrought iron, or spaced palings (palings maximum width 100mm, spacing minimum width 25mm) or other materials that provide gaps that can be seen through (see Figure 15.6D and Figure 15.6E). **{Res cl.16}**
4. For the purposes of calculating maximum height, where a fence or wall is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence or wall. **{Res cl.16}**

35.6.3.1 Maximum Height **{Res cl.16¹}**

- a. The maximum height of fences along boundaries (including within the boundary setbacks required by Rule 35.6.10.1) is 2m. **{Res cl.16}**
- b. For the purposes of calculating maximum height, where a fence is erected atop a retaining wall, the height will be calculated as the combined height measured from ground level to the top of the fence. **{Res cl.16}**
- c. Fences that contravene this performance standard are restricted discretionary activities. **{PO cl.16}**

¹ **Res cl.16:** As a clause 16 amendment this has been rearranged from the notified version to provide clarity. This does not effect the outcome of the provision. Any changes as a result of submissions are indicated.

35.6.3.2 Visual Permeability **{Res cl.16¹}**

- a. Fences along road boundaries (or within the boundary setbacks required by Rule 35.6.10.1) must be constructed to a length and/or height that maintains visual permeability for 50% of the length of the boundary measured at a height of 1.4m above ground level (see Figure 15.6.D). **{Res 190.1 and others}**
- b. Fences along the road boundary of a state highway are exempt from this requirement. **{Res cl.16}**
- c. Fences that contravene this performance standard are restricted discretionary activities. **{PO cl.16}**

¹ **Res cl.16:** As a clause 16 amendment this has been rearranged from the notified version to provide clarity. This does not effect the outcome of the provision. Any changes as a result of submissions are indicated.

35.6.4 Hazardous Substances Quantity Limits and Storage Requirements

The storage and use of hazardous substances must comply with Rule 9.3.4.

35.6.5 Height

35.6.5.1 Height in relation to boundary

Buildings and structures adjoining the residential zone must not protrude through a plane rising at an angle of 45 degrees measured from a starting point of 2.5 m vertically above ground level at the zone boundary (see Figure 15.6F), ~~except: comply with the Height in Relation to Boundary performance standard of that residential zone, along the adjoining boundary (see Rule 15.6.7.1) {Res cl.16}~~

- a. ~~rooftop structures are exempt from the performance standard for height in relation to boundary; {Res cl.16}~~
- b. ~~a gable end or dormer may project beyond the plane where it is: {Res cl.16}~~
 - i. ~~no greater than 1m in height measured parallel to the nearest adjacent boundary; and/or {Res cl.16}~~
 - ii. ~~no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary: {Res cl.16}~~

¹ **Res cl.16:** There is no substantive change to the rule, it simply refers back to rule in other section to avoid repeating rule wording.

35.6.5.2 Maximum height

- a. Maximum height for new buildings and structures, and additions and alterations, must not exceed 22m above ground level.
- b. Rooftop structures are exempt from the performance standard for maximum height provided they do not exceed the maximum height limit by more than 5m.
- c. Buildings and structures must not exceed 10m in height within 20m of a residential zone, Recreation Zone or a school.
- d. Activities that contravene this performance standard are restricted discretionary activities.{PO cl.16}

35.6.6 Location and Screening of Service Areas

1. Service areas must be located or screened so that they are not visible at ground level from adjacent: residential activities, residential zoned properties, or public places.
2. Service areas must not encroach into required parking, loading or manoeuvring areas.
3. Activities that contravene this performance standard are restricted discretionary activities.{PO cl.16}

35.6.7 Maximum Building Site Coverage and Impermeable Surfaces {Was "Maximum Site Coverage and Impermeable Surfaces" - MF cl.16}

1. The maximum building {MF cl.16} site coverage of buildings (% of the site) is 40%; and
2. The maximum total impermeable surface site coverage (buildings and impermeable surfaces % of the site) is 70%.
3. Activities that contravene this performance standard are restricted discretionary activities.{PO cl.16}

35.6.8 Number, Location and Design of Ancillary Signs

35.6.8.1 General

- a. Signs must comply with the following standards, except the following signs are exempt from these standards:
 - i. signs that are not visible from outside the Wakari Hospital Zone;
 - ii. ~~'regulatory signs' (requiring or prohibiting specified actions), 'warning signs' (informing of hazards or of other features requiring a safe response), or 'directional signs' (identifying the location of, or direction to destinations, routes, building entrances and vehicle accesses) signs;~~ and **{CMU 271.18 and others}**
 - iii. building names (excluding sponsorship names).
- b. Signs related to ancillary retail and ancillary restaurants activities **{PO cl.16}** must not be visible outside the Wakari Hospital Zone.
- c. Signs must comply with Rule 6.7.3 where visible from a road.
- d. Signs must not be illuminated or digital.
- e. ~~Signs other than those specified in rules 35.6.8.2 and 35.6.8.3 are not allowed.~~ **{MF cl.16}**
- f. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities. **{PO cl.16}**

35.6.8.2 Signs attached to buildings

- a. The height above ground level at the highest point of any sign attached to a building is 4m.
- b. Signs must not be attached to roofs.
- c. Signs must not project higher than the lowest point of the roof, except where mounted against a parapet or gable end.
- d. Signs attached to a building must:
 - i. not exceed one sign per building;
 - ii. have a maximum area per display face of 2m²;
 - iii. have a maximum of two display faces per sign;
 - iv. where attached to the façade of a building, must not project more than 1m from the façade to which it is attached; and
 - v. if attached to a verandah fascia, must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

35.6.8.3 Freestanding signs

- a. The maximum number of permanently fixed freestanding signs is one per 50m of road frontage.
- b. The maximum number of portable freestanding signs is one per 50m of road frontage.
- c. The maximum dimensions of freestanding signs are:
 - i. maximum height of 4m;
 - ii. maximum area of 8m²;
 - iii. maximum width of 2m; and
 - iv. maximum depth of 400mm **{PO cl.16}**.
- d. Freestanding signs must:
 - i. not obstruct ~~driveways, parking or loading areas~~ parking, loading and access areas; and **{PO cl.16}**
 - ii. ~~Freestanding signs must be located within the site and cannot be located on the road reserve be positioned entirely within the site boundaries.~~ **{PO cl.16}**

Note 35.6A – Other relevant District Plan provisions {PO cl.16¹}

1. Commercial advertising is a non-complying land use activity in all zones except the Airport Zone. **{PO cl.16}**
2. See Section 3 Public Amenities for the rules related to public noticeboards. **{PO cl.16}**
3. See Section 4 Temporary Activities for the rules related to temporary signs. **{PO cl.16}**

¹ **PO cl.16:** Deleted as definition of "Signs" amended to clarify how different signs are managed in the Plan.

Note 35.6.8B - Other requirements outside of the District Plan

1. For additional restrictions that may apply to signs, see also:
 - a. New Zealand NZ **{Trans 881.17}** Transport Agency *Traffic Control Devices Manual, Part 3, Advertising Signs and Signs on State Highways Bylaw* **{Trans 881.137}**.
 - b. Dunedin City Council Commercial Use of Footpaths Policy
 - c. Dunedin City Council Roadway Bylaw
 - d. Dunedin City Council Traffic and Parking Bylaw

35.6.9 Parking, Loading and Access Standards

Parking, loading and access must comply with Rule 6.6.

35.6.10 Setbacks

35.6.10.1 Boundary setbacks

New buildings and structures, and additions and alterations, must be set back from zone boundaries as follows:

Building		Setback from road boundary	Setback from other boundary
a.	Buildings, structures and additions and alterations not exceeding 3m in height and 6m in length (measured parallel to the boundary)	4.5m	1m
b.	Buildings, structures and additions and alterations not exceeding 9m in height or 250m ² GFA	4.5m	4.5m
c.	Other buildings and structures	10m	10m

- d. Except fences and ancillary signs are exempt from the performance standard.
- e. All public entrances to buildings must be located at least 10m from a boundary with the General Residential 1 Zone.
- f. Activities that contravene this performance standard are restricted discretionary activities.**{PO cl.16}**

35.6.10.X Setback from scheduled tree **{ST cl.16}**

New buildings, structures, additions and alterations, and any site development activities that involve the installation of impermeable surfacing must comply with Rule 7.5.2. **{ST Cl.16}**

35.6.10.2 Setback from nNational gGrid

New buildings and structures, and additions and alterations, ~~and earthworks~~ **{EW cl.16'}** must comply with Rules 5.6.1.1. ~~and 5.6.1.2~~ **{EW cl.16'}**

¹ **EW cl.16:** As a clause 16 amendment, reference to earthworks in the setback from National Grid standards in all management and major facility zones have been moved to setback standards in the new city-wide section (Rule 8A.5.5). Any amendments to provisions as a result of submissions are shown there.

35.6.11 Fire Fighting **{Confirmed for deletion - MF cl.16¹}**

~~All new residential and subdivision activities must comply with Rule 9.3.3. **{MF cl.16'}**~~

¹ **MF cl.16:** The firefighting performance standard applies to residential activities. Residential activity is non-complying in this zone and so the performance standard is not relevant and has been removed under cl.16.

Rule 35.7 Subdivision Performance Standards

Subdivision activities must comply with performance standards for the General Residential 1 Zone within Rule 15.7.

Rule 35.8 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 35.8.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 35.8.2 - 32.8.5:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how consent applications will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 35.8.2 - 32.8.5 apply as follows: {MF cl.16}
 - a. Rule 35.8.2 applies to all performance standard contraventions;
 - b. Rule 35.8.3 applies to land use performance standard contraventions;
 - c. Rule 35.8.4 applies to development performance standard contraventions; and
 - d. Rule 35.8.5 applies to subdivision performance standard contraventions. {MF cl.16}

35.8.2 Assessment of all performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. All performance standard contraventions	<i>Potential circumstances that may support a consent application include:</i> a. The degree of non-compliance with the performance standard is minor. b. The need to meet other performance standards or site specific factors, make meeting the standard impracticable. c. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. d. Non-compliance with a development performance standard would improve the design of the development in a way that would result in positive effects and better achieve the identified objectives and policies of the Plan. <i>General assessment guidance:</i> e. Where more than one standard is contravened, the combined effects of the contraventions should be considered.

35.8.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Electrical interference	a. Effects on health and safety	See Rule 9.4
2. Location	a. Effects on the vibrancy and economic and social success of the CBD and centres hierarchy {MF cl.16}	<i>Relevant objectives and policies:</i> i. Objective 35.2.2 ii. Ancillary commercial activities are designed, located and operated primarily to serve staff, patients and visitors of Wakari Hospital (Policy 35.2.2.6). <i>Potential circumstances that may support a consent application include:</i> iii. The location of customer access is unlikely to result in the attraction of external customers, resulting in the ancillary activity becoming a stand-alone activity.
3. Minimum car parking	a. Effects on the safety and efficiency of the transport network <u>b. Effects on accessibility</u> {Trans cl.16¹}	See Rule 6.9

¹ **Trans cl.16:** Under Transportation section assessment rules (Rule 6.9.3.6.a), 'effects on accessibility' is a matter of discretion for contraventions of minimum car parking performance standards. However, this matter of discretion was inadvertently omitted from notified Section 35 assessment rules. The correction of this error, via the addition of Rule 35.8.3.3.b, does not result in a substantive change to the effect of provisions.

35.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	- Boundary setbacks - Height in relation to boundary - Maximum height	a. Effects on the amenity of surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 35.2.2 ii. Buildings and structures are of a height and setback from boundaries that ensures there are no more than minor effects on the sunlight access and privacy of current and potential future residential buildings and their outdoor living spaces (Policy 35.2.2.1.a). <i>In assessing the application Council will consider:</i> iii. Existing sunlight access to neighbouring properties iv. Cumulative effects from incremental development.
		b. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 35.2.2 ii. Buildings and structures are of a height and setback from boundaries that ensures adverse effects on neighbourhood amenity are avoided or, if avoidance is not possible practicable {PO 908.3 and others}, are no more than minor (Policy 35.2.2.1.b).
2.	Boundary treatments and other landscaping	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 35.2.2 ii. Landscaping screens or softens the boundary of parking areas adjacent to a road frontage {MF cl.16²} and ensures a high standard of visual amenity when viewed from the road (Policy 35.2.2.3). <i>Potential circumstances that may support a consent application include:</i> iii. Alternative landscaping or other screening will be effective in screening or softening car parking areas when viewed from the road.

35.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
3.	Earthworks standards: Batter gradient {EW cl.16}¹	a. Effects on the stability of land; buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 35.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land; buildings, and structures by using a batter gradient that will be stable over time (Policy 35.2.3.1.b). <i>Conditions that may be imposed include, but are not limited to:</i> iii. Maximum slopes of cut and fill batters. iv. Time limits for retaining wall installation to avoid leaving a cut slope unsupported for an extended period. v. Temporary shoring requirements to maintain stability before a wall is constructed. vi. Supervision and monitoring requirements for retaining wall construction and standard earthworks construction.
4.	Earthworks standards: Setback from property boundary; buildings; structures and cliffs {EW cl.16}¹	a. Effects on the stability of land; buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 35.2.3 ii. Earthworks and associated retaining structures are designed and located to avoid adverse effects on the stability of land; buildings, and structures by being set back an adequate distance from property boundaries, buildings, structures and cliffs (Policy 35.2.3.1.a).
5.	Earthworks standards: - Setback from national grid - Setback from network utilities {EW cl.16}¹	a. Effects on efficient and effective operation of network utilities b. Effects on health and safety	See Rule 5.7

35.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Earthworks standards: • Sediment control {EW cl.16} ¹	a. Effects on surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 35.2.3 ii. Earthworks and any associated retaining structures are designed and located to minimise adverse effects on surrounding sites and the wider area by managing earthworks to avoid sediment run-off, including on to any property, or into any stormwater pipes, drains, channels or soakage systems, or the coastal marine area {EW 1071.106} (Policy 35.2.3.2.b).
		b. Effects on efficiency and/or affordability of infrastructure	See Rule 9.4
		c. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.4
7.	Fence height and design	a. Effects on health and safety	See Rule 9.4
		b. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 35.2.2 ii. Fences on road boundaries are of a height and design that contribute positively to neighbourhood amenity (Policy 35.2.2.4). <i>Potential circumstances that may support a consent application include:</i> iii. The increased height or reduced visual permeability is necessary to meet protection requirements, to provide security, minimise noise effects from a busy road or activity, or for public well-being. iv. An attractive interface with the streetscape is achieved. v. The fence will be screened by landscaping.
8.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.4
		b. Risk from natural hazards {PO cl.16}	See Rule 11.4 {PO cl.16}

35.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
9.	Location and screening of service areas	a. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 35.2.2 ii. Development maintains or enhances neighbourhood amenity by ensuring service areas are not visible from ground level outside the site (Policy 35.2.2.2). <i>Potential circumstances that may support a consent application include:</i> iii. Screening would unduly restrict the usability of the service area. iv. The site layout prevents the service area from being visible from any public place without additional screening being required.
10.	Maximum building site coverage and impermeable surfaces	a. Effects on the efficiency and ~~or~~ {MF cl.16} affordability of infrastructure	See Rule 9.4
11.	Number, location and design of ancillary signs	a. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 35.2.2 ii. Ancillary signs visible from outside the zone are located and designed to maintain streetscape amenity, including by being of an appropriate size and number to convey information about the name, location and nature of the activity on the site to passing pedestrians and vehicles, and not being oversized or too numerous for that purpose (Policy 35.2.2.5).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.9
12.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.9

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **MF cl.16:** Amendment to align with policy wording.

35.8.5 Assessment of subdivision performance standard contraventions

Performance standard		Guidance on the assessment of resource consents
1.	Subdivision performance standards	See Rule 15.9

Rule 35.9 Assessment of Restricted Discretionary Activities

Rule 35.9.1 Introduction

1. Restricted discretionary activities will be assessed in accordance with section 104 and 104C of the RMA, meaning only those matters to which Council has restricted its discretion will be considered, and Council may grant or refuse the application, and, if granted, may impose conditions with respect to matters over which it has restricted its discretion.
2. Rules 35.9.2 - 35.9.4:
 - a. list the matters Council will restrict its discretion to; and
 - b. provide guidance on how a consent application will be assessed, including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 35.9.2 - 35.9.4 apply as follows: {MF cl.16}
 - a. Rule 35.9.2 applies to restricted discretionary land use activities;
 - b. Rule 35.9.3 applies to restricted discretionary development activities; and
 - c. Rule 35.9.4 applies to restricted discretionary subdivision activities. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in the Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.
5. Where a restricted discretionary activity does not meet a performance standard the following occurs:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** ~~(which is the case, unless otherwise indicated in the performance standard)~~ **{PO cl.16}** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**; and
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard; and
 - iii. the performance standard contravention will be assessed as indicated in Section 35.8; and
 - iv. the matters of discretion in this section will be assessed as indicated.
 - b. if the contravention of the performance standard defaults to **discretionary** then:
 - i. the activity, as a whole, will be treated as **discretionary**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 35.10; and
 - iii. the assessment guidance in this section will also be considered.
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**; and
 - ii. the performance standard contravention will be assessed as indicated in Section 35.11; and
 - iii. the assessment guidance in this section will also be considered.

35.9.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
A. <u>All high trip generators, which include:</u> {Trans cl.16¹} any activities that generate 250 or more vehicle movements a day {Trans cl.16}	a. <u>Effects on accessibility</u> {Trans cl.16} b. <u>Effects on the safety and efficiency of the transport network</u> {Trans cl.16}	See Rule 6.10 {Trans cl.16}
1. Early childhood education - large scale	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility c. Effects on surrounding sites' residential amenity	See Rule 6.10 <i>Relevant objectives and policies:</i> - Objective 35.2.2 - Early childhood education - large scale is designed to avoid or, if avoidance is not possible practicable {PO 908.3 and others}, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 35.2.2.7).

¹ **Trans cl.16:** Under Transportation section assessment rules (Rule 6.10.2.7a&b), 'effects on accessibility' and 'effects on safety and efficiency of the transport network' are matters of discretion for high trip generators, which include land use activities that generate 250 or more vehicle movements a day. However, the rule necessary to link to Rule 6.10.2.7 was inadvertently omitted from notified Section XX assessment rules. The correction of this error, via the addition of Rule 35.9.2.A, does not result in a substantive change to the effect of provisions.

35.9.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. Earthworks – large-scale (that exceed the scale thresholds for the Wakari Hospital zone) {EW cl.16} ¹	a. Effects on visual amenity and character b. Effects on the amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 35.2.3 ii. Adverse effects on visual amenity and character will be avoided or, if avoidance is not possible, adequately mitigated (Policy 35.2.3.3.a). iii. Adverse effects on the amenity of surrounding properties, including from changes to drainage patterns, will be avoided or, if avoidance is not possible, adequately mitigated (Policy 35.2.3.3.b). <i>Potential circumstances that may support a consent application include:</i> iv. There is no, or only minimal, alteration to the natural landform. v. Any cut or fill will be restored or treated to resemble natural landforms. vi. The earthworks will not remove or impact upon existing vegetation or landscaping. <i>Conditions that may be imposed include, but are not limited to:</i> vii. Measures to minimise visual effects, e.g. requirements for revegetation and/or landscaping. viii. Maximum slopes of cut and fill batters. ix. Measures to divert surface water and rain away from, or prevent from discharging over, batter faces and other areas of bare earth. x. Measures to ensure there are no adverse effects from changes to drainage patterns on surrounding properties. xi. Requirement to de-compact soils; to take other remedial action to ensure the natural absorption capacity of the soils is not reduced; or to use other mitigation measures to ensure the overall absorption of rain water on the site is not diminished.

35.9.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
	e. Effects on the stability of land, buildings, and structures	<i>Relevant objectives and policies:</i> i. Objective 35.2.3 ii. Adverse effects on the stability of land, buildings, and structures will be avoided or, if avoidance is not possible, adequately mitigated (Policy 35.2.3.3.c). <i>Potential circumstances that may support a consent application include:</i> iii. A geotechnical report confirms the existing ground is suitably stable for the proposed works, and proposed works will not create instability risks for surrounding land, buildings, or structures (see Special Information Requirements – Rule 35.12.1). iv. Excavation, fill and retaining structures will be designed, and the work undertaken, in accordance with best practice engineering standards.
2. <u>High trip generators:</u> {Trans cl.16} • New or additions to parking areas, or extensions to existing parking areas that result in the creation of 50 or more new parking spaces {Trans cl.16}	a. Effects on the {MF cl.16} safety and efficiency of the transport network b. Effects on accessibility {Trans cl.16}	See Rule 6.10
X. <u>Setback from scheduled tree</u> {ST cl.16}	a. Effects on long term health of scheduled tree {ST cl.16}	See Rule 7.6 {ST cl.16}

¹ **EW cl.16:** As a clause 16 amendment, all earthworks provisions in management and major facility zones have been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

² **Trans cl.16:** A reference to 'high trip generators' has been added here, to clarify that this activity is assessed as a high trip generator under Transportation section rules. This does not result in a substantive change to the effect of provisions.

35.9.4 Assessment of restricted discretionary subdivision activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	Subdivision activities	a. Effects on efficient and effective operation of Wakari Hospital	<i>Relevant objectives and policies:</i> i. Objective 35.2.1 ii. Objective 2.3.1 iii. Subdivision does not adversely affect the efficient and effective operation of Wakari Hospital (Policy 35.2.1.5.b).
		See Rule 15.10	

Rule 35.10 Assessment of Discretionary Activities

Rule 35.10.1 Introduction

1. Discretionary activities will be assessed in accordance with section 104 and 104B of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 35.10.2 - 35.10.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi);
 - b. potential circumstances that may support a consent application;
 - c. general assessment guidance, including any effects that will be considered as a priority; and
 - d. conditions that may be imposed.
3. Rules 35.10.2 - 35.10.3 apply as follows: {MF cl.16}
 - a. Rule 35.10.2 applies to all discretionary activities; and
 - b. Rule 35.10.3 applies to discretionary performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

35.10.2 Assessment of all discretionary activities	
Activity	Guidance on the assessment of resource consents

1. All discretionary <u>land use</u> activities including listed below: {PO cl.16} • all other activities in the community activities category • all activities in the residential activities category • ~~activities listed below~~ {PO cl.16}	<i>Relevant objectives and policies (priority considerations):</i> - Objective 2.3.1 - Objective 35.2.1 - Activities that are ancillary to hospital activity are designed and operated in line with Objective 35.2.2 and its policies (Policy 35.2.1.2). - Activities that are not ancillary to hospital activity: - are related to or support the Wakari Hospital, or have other operational requirements that mean they need to locate in the zone; - support the efficient and effective operation of Wakari Hospital; - are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - are designed and operated in line with Objective 35.2.2 and its policies (Policy 35.2.1.3). <i>Potential circumstances that may support a consent application include:</i> - For discretionary land use activities, whether any associated development activities meet relevant development performance standards, or are otherwise consistent with relevant objectives and policies for development. - All relevant land use performance standards are met, including noise and light spill standards. <i>General assessment guidance</i> - In assessing the significance of effects, consideration will be given to: - short to long term effects, including effects in combination with other activities; and - the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. - In assessing activities that are discretionary due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. <i>Relevant guidance from other sections (priority considerations):</i> <u>See Section 6.11 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16}</u> <u>See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety {PHS cl.16}</u> <u>See Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua {MW 1071.3}</u>

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all discretionary activities. This does not change the effect of provisions.

35.10.3 Assessment of discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. - Noise - where the limit is exceeded by up to ~~less than~~ {MF cl.16} 5dB LAeq (15min) - Light spill - where the limit is exceeded by 25% or less	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.6 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.

Rule 35.11 Assessment of Non-complying Activities

Rule 35.11.1 Introduction

1. Non-complying activities will be assessed in accordance with section 104, 104B and 104D of the RMA meaning Council may grant or refuse the application, and, if granted, may impose conditions.
2. Rules 35.11.2 - 35.11.4 provide guidance on how a consent application for the listed non-complying activities will be assessed, including:
 - a. relevant objectives and policies that will be considered as a priority with respect to s104(1)(b)(vi); and
 - b. general assessment guidance, including any effects that will be considered as a priority.
3. Rules 35.11.2 - 35.11.4 apply as follows: {MF cl.16}
 - a. Rule 35.11.2 applies to all non-complying activities;
 - b. Rule 35.11.3 applies to non-complying land use activities; and
 - c. Rule 35.11.4 applies to non-complying performance standard contraventions. {MF cl.16}
4. For all land use activities that require consent, all associated development activities will be considered as part of the resource consent even if the development otherwise meets the development performance standards in this Plan. Conditions on development activities may be used to minimise any adverse effects from the land use activity or create mitigating positive effects.

35.11.2 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents

1. All non-complying land use activities including listed below: {PO cl.16} - all other activities in the major facilities activities category (<u>except hospital</u>) {PO cl.16} - all other activities in the commercial activities category (<u>except commercial activities ancillary to hospital activity and registered health practitioners</u>) {PO cl.16} - all activities in the industrial activities category; - all activities in the rural activities category and - activities listed below {PO cl.16}	<i>Relevant objectives and policies (priority considerations):</i> - Objective 2.3.1 - Objective 35.2.1 - Activities not ancillary to hospital activity: - are related to or support Wakari Hospital, or have other operation requirements that mean they need to locate in the zone; - support the efficient and effective operation of Wakari Hospital; - are not more appropriately located in another zone in line with Objective 2.3.2 and its policies; and - they are designed and operated in line with Objective 35.2.2 and its policies (Policy 35.2.1.3). <i>General assessment guidance:</i> - In assessing the significance of effects consideration will be given to: - both short and long term effects, including effects in combination with other activities; and - the potential for cumulative adverse effects arising from similar activities occurring as a result of a precedent being set by the granting of a resource consent. - In assessing activities that are non-complying due to being in an overlay zone, mapped area, in a scheduled site, or affecting a scheduled item, that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. <i>Relevant guidance from other sections (priority considerations):</i> <u>See Section 6.12 for guidance on the assessment of resource consents in relation to objectives 6.2.2 and 6.2.3, and effects related to accessibility and the safety and efficiency of the transport network and its affordability to the public. {Trans cl.16}</u> <u>See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety {PHS cl.16}</u> <u>See Section 14.6 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on cultural values of Manawhenua {MW 1071.3}</u>
2. Commercial advertising {MF cl.16²}	<i>Relevant objectives and policies (priority considerations):</i> - Objective 2.4.1 {MF cl.16²} - Policy 2.4.1.6.c {MF cl.16²}

¹ **Trans cl.16:** This amendment adds a cross-reference to relevant assessment rules in the transportation section, for all non-complying activities. This does not change the effect of provisions.

² **MF cl.16:** As a clause 16 amendment this content has been moved from Rule 35.11.3. This is not a substantive change to provisions.

35.11.3 Assessment of non-complying land use activities {MF cl.16¹}

Activity {MF cl.16 ¹ }	Guidance on the assessment of resource consents {MF cl.16 ¹ }
4. Commercial advertising {MF cl.16 ¹ }	~~Relevant objectives and policies (priority considerations): {MF cl.16¹}~~ a. ~~Objective 2.4.1 {MF cl.16¹}~~ b. ~~Policy 2.4.1.6.e {MF cl.16¹}~~

¹ **MF cl.16:** As a clause 16 amendment this content has been moved to Rule 35.11.2. This is not a substantive change to provisions.

35.11.4 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. • Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5dB LAeq (15 min) or more • Hazardous substances quantity limits and storage requirements (Rule 9.3.4.2)	~~Relevant guidance from other sections (priority considerations):~~ a. See Section 9.7 for guidance on the assessment of resource consents in relation to Objective 9.2.23 {PHS cl.16} and effects related to public health and safety.
2. Setback from National Grid	~~Relevant guidance from other sections (priority considerations):~~ a. See Section 5.10 for guidance on the assessment of resource consents in relation to Objective 5.2.4 5.2.2 {NU 918.29} and effects related to the efficient and effective operation of network utilities, and public health and safety.

Rule 35.12 Special Information Requirements {Confirmed to be deleted - EW cl.16}

EW cl.16: As a clause 16 amendment, Rule 35.12.1 Geotechnical investigation report has been moved to new city-wide section (Section 8A). Any amendments to provisions as a result of submissions are shown there.

F. Appendices

A1. Schedules

A1.1 Schedule of Protected Heritage Items and Sites

Scheduled Heritage Buildings {Confirmed for addition - Her cl.16}

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B001	Alva House (Boarding House)	9 Alva Street Dunedin	2	Entire external building envelope
B002	Jopp residence (former)	37 Ann Street Dunedin	2	Entire external building envelope, including gables, barge-boards and fretwork to verandah
B003	Conway residence (former)	59 Ann Street Dunedin	2	Entire external building envelope
B004	Station Mews, Stone's Publishers (former)	5A, 5B, 5C, 5D, 5E Anzac Avenue Dunedin		Façade to Anzac Ave, including fenestration, timber window joinery, unrendered brick, mouldings and architectural details, allowing for restoration of original architectural details.
B005	Dunedin Railway Station	20 Anzac Avenue Dunedin	1	Entire external building envelope and foyer, stained glass windows featuring locomotives, Royal Doulton facings at the ticket offices, Royal Doulton frieze of cherubs and foliage, wrought iron balustrades, and mosaic floor
B006	Knox College	9 Arden Street Dunedin	2	Entire external building envelope and foyer
B007	Otago Boys High School	2 Arthur Street Dunedin	1	Entire external building envelope and foyer of original Tower Block
B008	Grants Braes Farmhouse	131 Belford Street Dunedin	2	Entire external building envelope
B009	Wychwood	21 Belmont Lane Dunedin		Entire external building envelope

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B010	Moritzson Building (former) / Stavely Building (former)	5 Jetty Street Dunedin	2	Facades to Bond and Jetty Streets
B011	Consultancy House	7 Bond Street Dunedin	1	Entire external building envelope
B012	Commerce Club of Otago	15 Bond Street Dunedin		Facades to Crawford and Bond Street including fenestration, timber window joinery and entrance doors, leadlight windows, terrazzo doorsteps, parapet, inscription and unpainted brickwork. Excluding fire escapes and allowing for restoration of Queen Anne style timber windows on Bond Street façade. Interior: Timber framing, lead light windows and terrazzo floor in entrance lobby to Bond Street.
B013	Wood Adams Building	19 Bond Street Dunedin	2	Facades to Bond and Crawford Streets
B014	Central Chambers Apartments	49 Bond Street Dunedin, 54 Crawford Street		Facades to Crawford Street and Bond Street, including fenestration, mouldings and architectural details, timber doors, iron castings.
B015	Salisbury House	104 Bond Street Dunedin		Facades to Bond and Police Streets
B016	J. Swift and Co. Building (former)	110 Bond Street Dunedin		Facades to Bond and Police Streets
B020	Winter Gardens (original portion)	901 Great King Street Nth Dunedin	2	Entire square glasshouse
B021	Gasworks Fitting Shop	20 Braemar Street Dunedin	1	Entire external building envelope and interior, including machinery
B022	Gasworks Exhauster and Boiler Houses	20 Braemar Street Dunedin	1	Entire external building envelope, including the entire gasholder structure but allowing for restoration of missing elements

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B024	St Leonards Playcentre Library	29 St Leonards Drive St Leonards	2	Entire external building envelope, excluding the toilet block
B025	Burns Hall	415 Moray Place Dunedin	Historic Area	Entire external building envelope
B026	North Road Post Office (former)	282 North Road Dunedin	2	Entire external building envelope
B027	Residential building	26 Carr Street Dunedin	2	Entire external building envelope, excluding addition from rear
B028	St Andrews Church (former)	66 Melville Street Dunedin	1	Entire external building envelope and interior
B029	Central Fire Station	153 Castle Street Dunedin	2	Facades to Castle and St Andrew Streets
B030	Cadbury Confectionery Ltd Buildings	280 Cumberland Street Dunedin	2	Facades to Castle and Cumberland Streets
B031	Selwyn College Main Building	560 Castle Street Dunedin	2	Facade and external bulk to Castle Street excluding ancillary buildings
B032	Residential building	689 Castle Street Dunedin	2	Facade and external bulk to Castle Street
B033	Residential building	693 Castle Street Dunedin	2	Facade and external bulk to Castle Street
B034	Glenavon Church	7 Chambers Street Dunedin	2	Entire external building envelope
B036	Pinner House	15 Cliffs Road Dunedin	2	Entire external building envelope, excluding the garage
B037	FW Petres house (formerly)	20 Cliffs Road Dunedin	2	Entire external building envelope
B038	Residential building	1 Cobden Street Dunedin		Facade to Cobden Street
B040	Residential building	12 Cobden Street Dunedin		Entire external building envelope

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B042	The Co-operative Fruitgrowers of Otago Ltd (former)	53 Bond Street Dunedin		Façades to Bond Street, Jetty Street and Crawford Street including fenestration remaining steel window joinery, timber entrance doors, mouldings and architectural details. Excluding white aluminium doors and window joinery to ground floor, roller garage doors, ducted chimney.
B043	Agricultural Hall (former)	83-89 Crawford Street Dunedin		Façades to Crawford Street and Vogel Street including fenestration and timber window joinery to both elevations. Mouldings and architectural details to Crawford Street allowing for restoration of original parapets and details. Unpainted and unrendered brick façade to Vogel Street, excluding modern door apertures.
B044	Sidey's Warehouse (former)	92 Crawford Street Dunedin		Façades to Crawford, Police and Bond Street including fenestration but allowing for restoration of original ground fenestration, remaining timber window joinery but excluding aluminium joinery and allowing for restoration of timber window joinery and doors, mouldings and architectural details.
B045	Hordern and White Dunedin Carriage Factory (former)	229 Crawford Street Dunedin		Facade only
B047	Railway Road Services Depot (former)	31 Queens Gardens Dunedin	1	Facade and bulk appearance to Cumberland Street, interior concourse
B048	May and Co. Factory (former)	249 Cumberland Street Dunedin		Façade and bulk appearance to Cumberland Street
B049	Otago Settlers Museum	31 Queens Gardens Dunedin	2	Facade and bulk appearance to Cumberland Street

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B050	University of Otago Physical Education Department	655 Cumberland Street Dunedin	2	Facade and bulk appearance to Cumberland Street
B051	Thomson residence (former)	692 Cumberland Street Dunedin	2	Entire external building envelope
B052	All Saints Church	786 Cumberland Street Dunedin	1	Entire external building envelope and interior of All Saints Church (the adjacent hall is not included in character contribution)
B053	Cable House	829 Cumberland Street Dunedin	2	Entire external building envelope
B054	2 Dowling Street	2 Dowling Street Dunedin	2	Entire external building envelope
B055	Imperial Building	1 Dowling Street Dunedin	2	Entire external building envelope
B057	Orderly Rooms and Gun Shed (former)	7 Burlington Street Dunedin	1	Facade to Dowling Street.
B058	Garrison Hall (former)	8 Dowling Street Dunedin	1	Facades to Dowling and Burlington Streets
B059	Cromwell Chambers	9 Dowling Street Dunedin		Entire building envelope including fenestration and timber window joinery, leadlights, mouldings and architectural detail, unrendered and unpainted brick side wall.
B060	Les Mills	10 - 12 Dowling Street Dunedin		Entire building envelopes including fenestration, timber window joinery to rear elevations, surviving mouldings and architectural details, unpainted and unrendered brick and stone, original doors and windows to rear elevations. Excluding aluminium joinery allowing for restoration of original timber window joinery and other architectural details.
B061	Milford House (former New Zealand Clothing Factory)	20 Dowling Street Dunedin	1	facade to Dowling Street

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B062	Trust Bank Otago (former)	30 Dowling Street Dunedin		Façade to Dowling Street including fenestration and steel window joinery, mouldings and architectural details.
B063	Excelsior Hotel (former)	152-158 Princes Street Dunedin and 31-33 Dowling Street	2	Facades to Dowling and Princes Streets
B064	Salvation Army Fortress (former)	37 Dowling Street Dunedin	2	Facade to Dowling Street
B065	Dundas Street Methodist Church and Sunday School (former)	50 - 52 Dundas Street Dunedin	2	facade and bulk appearance to Dundas Street
B066	Terrace House	62 Dundas Street Dunedin	2	Facade to Dundas Street
B067	Terrace House	64 Dundas Street Dunedin	2	Facade to Dundas Street
B068	Terrace House	66 Dundas Street Dunedin	2	Facade to Dundas Street
B069	Terrace House	68 Dundas Street Dunedin	2	Facade to Dundas Street
B070	Residential building	69 Dundas Street Dunedin		Facade to Dundas Street
B071	Terrace House	70 Dundas Street Dunedin	2	Facade to Dundas Street
B072	Terrace House	72 Dundas Street Dunedin	2	Facade to Dundas Street
B073	Terrace House	74 Dundas Street Dunedin	2	Facade to Dundas Street
B074	Terrace House	76 Dundas Street Dunedin	2	Facade to Dundas Street
B075	Terrace House	78 Dundas Street Dunedin	2	Facade to Dundas Street
B076	Terrace House	80 Dundas Street Dunedin	2	Facade to Dundas Street
B077	Terrace House	82 Dundas Street Dunedin	2	Facade to Dundas Street
B078	Terrace House	84 Dundas Street Dunedin	2	Facade to Dundas Street

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B079	Terrace House	86 Dundas Street Dunedin	2	Facade to Dundas Street
B080	Residential building	88 Dundas Street Dunedin		Facade and bulk appearance to Dundas Street
B081	University of Otago H518 Student Flat	89 Dundas Street Dunedin		Facade and bulk appearance to Dundas Street
B082	Residential building	90 Dundas Street Dunedin		Facade and bulk appearance to Dundas Street
B083	Residential building	91 Dundas Street Dunedin		Facade and bulk appearance to Dundas Street
B084	Terrace House	92 Dundas Street Dunedin		Facade and bulk appearance to Dundas Street
B085	Residential building	93 Dundas Street Dunedin		Facade and bulk appearance to Dundas Street
B086	Terrace House	94 Dundas Street Dunedin		Facade and bulk appearance to Dundas Street
B087	Terrace House	96 Dundas Street Dunedin		Facade and bulk appearance to Dundas Street
B088	Residential building	97 Dundas Street Dunedin		Facade and bulk appearance to Dundas Street
B089	Terrace House	98 Dundas Street Dunedin		Facade and bulk appearance to Dundas Street
B090	Terrace House	100 Dundas Street Dunedin		Facade and bulk appearance to Dundas Street
B091	Terrace House	102 Dundas Street Dunedin		Facade and bulk appearance to Dundas Street
B092	Terrace House	104 Dundas Street Dunedin		Facade and bulk appearance to Dundas Street
B093	Residential building	108 Dundas Street Dunedin		Facade to Dundas Street
B094	Residential building	110 Dundas Street Dunedin		Facade to Dundas Street
B095	Residential building	2 Elder Street Dunedin		Facades and bulk appearance to Pitt and Elder Streets
B096	Residential building	7 Elder Street Dunedin		Entire external building envelope, excluding the conservatory to the Elder Street facade and the garaging to the rear of the site

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B097	Residential building	11 Elder Street Dunedin		
B098	Residential building	17 Elder Street Dunedin	2	Entire external building envelope
B099	Residential building	2 Fifeild Street Dunedin	2	Entire external building envelope
B100	Charles Begg Piano Factory (former)	12 Filleul Street Dunedin		Façade to Filleul Street including fenestration, mouldings and architectural details.
B101	Residential building	92 Filleul Street Dunedin		Including bluestone wall
B102	Residential building	94 Filleul Street Dunedin		Including bluestone wall
B103	House (former)	95 Filleul Street Dunedin		
B104	Faringdon Villa	29 Fitzroy Street Dunedin	2	Entire external building envelope
B105	Residential building	48 Fitzroy Street Dunedin	2	Entire external building envelope
B106	NZ Loans & Mercantile Building (former)	33 Thomas Burns Street Dunedin	2	Entire external building envelope
B107	74 - 78 George Street	74 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, mouldings, parapet and other architectural details.
B108	Dreaver's Building (former)	149 - 165 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details. Shop front at 165 George Street including tiles, timber joinery, doors.
B109	Farmers Building	150 George Street Dunedin		Façade to George Street including fenestration, timber window joinery, mouldings and architectural features.
B110	City Boot Palace (former)	202 George Street Dunedin		Façades to George Street and St Andrew Street including fenestration, timber window joinery, mouldings and architectural details allowing for reinstatement of original parapet.

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B111	Penroses Department Store (former)	205 George Street Dunedin	2	Facades to St Andrew and George Streets
B112	Harvest Court	218 George Street Dunedin		Façade to George Street above verandah including fenestration, window joinery, mouldings and architectural details, verandah guys.
B114	Stafford House	245 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, parapet, mouldings and architectural details, verandah guys and ironwork.
B115	City Dye Works (former)	250 George Street Dunedin		Façade to George Street above verandah including fenestration and steel window joinery but allowing for the restoration of timber sash windows, mouldings and architectural details, verandah guys. Rearward industrial buildings.
B116	Jubilee Buildings (former)	254 George Street Dunedin		Façade to George Street above verandah including fenestration and decorative glazing, clock face, mouldings and architectural details, allowing for removal of air conditioning units and other modern infrastructure on verandah.
B117	Glassons	260 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joiner, mouldings and architectural details, allowing for lowering of verandah to original height.

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B118	Arthur Barnett Ltd (former)	267 George Street Dunedin		Façade to George Street above verandah, including fenestration, steel framed window joinery, mouldings and architectural details, decorative verandah guys. 'Can't Stop' sign and clock. Excluding other signs, banners.
B119	Commercial building	274-280 George Street Dunedin		Facade to George Street above verandah
B120	282 George Street	282 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details.
B121	284 George Street	284 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details.
B122	290 George Street	290 George Street Dunedin		Façade of 288 - 290 George Street above verandah including fenestration, timber window joinery, mouldings and architectural details. Excluding 1998 façade of 286 George Street.
B123	300 George Street	300 George Street Dunedin		Façades to George Street and Hanover Street above verandah including fenestration, timber window joinery, mouldings and architectural detail, unpainted brick.
B124	305 George Street	305 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details.

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B125	309 George Street	309 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery allowing for restoration of the original window joinery, mouldings, unpainted and unrendered brick, excluding the fire escapes.
B126	Adams Bruce Ltd (former)	310 George Street Dunedin	2	Façade to George Street including fenestration, timber and steel window joinery, leadlighting, shop front and entrance, mouldings and architectural details.
B127	314 George Street	314 George Street Dunedin		Façade to George Street including fenestration, steel window joinery to first floor, mouldings and architectural details. Ground floor tiles and leadlight shop front at 316 George Street. Excluding the aluminium joinery.
B128	Harris' Building	315 George Street Dunedin		Façade to George Street above verandah including fenestration, mouldings and architectural details, including building name. Excluding aluminium window joinery.
B129	318 - 322 George Street	318 - 322 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery.
B130	319 George Street	319 George Street Dunedin		Façade to George Street above verandah including fenestration, mouldings and architectural details. Excluding aluminium joinery allowing for reinstatement of timber sashes.



Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B131	J. & T. Christie Building (former)	321 George Street Dunedin		Façade to George Street above verandah including fenestration, steel window joinery, unpainted and un-rendered brick work, mouldings and architectural details, rain head.
B132	332 - 334 George Street	332 - 334 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details including relief building date.
B133	332 - 334 George Street	332 - 334 George Street Dunedin		Façade to George Street including fenestration, timber window joinery, doors, leadlights, mouldings and architectural details, tiled entrance ways.
B134	338 George Street	338 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details. Excluding air conditioning unit.
B135	Duthie Bros. Drapers	343 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details. Rear façade brick work with arches and fenestration.
B136	342 George Street	342 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details.

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B137	Paterson and Barr (former)	346 George Street Dunedin		Façade to George Street above verandah including fenestration, steel oriel windows and leadlights (allowing for restoration of original glazing bars), gables and gable windows, Marseilles tile roofing visible from George Street.
B138	Wing On & Co. (former)	350 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery allowing for restoration of partially blinded window, mouldings and architectural details.
B139	349 - 353 George Street	349 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details.
B140	355 - 357 George Street	355 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details.
B141	The Royal Gallery of Photography (former)	358 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details.
B142	John Kay Butcher (former)	360 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details.
B143	363 - 367 George Street	363 - 367 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details.



Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B144	Johnson's Fish Shop (former)	362 - 366 George Street Dunedin		Façade to George Street above verandah including fenestration, timber framed window joinery, unpainted and un-rendered brick and stone, architectural details.
B146	369 - 371 George Street	369 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details.
B147	Robert Burns Hotel (former)	374 - 378 George Street Dunedin		Façade to George Street above verandah including fenestration, excluding 1994 detailing additions, but allowing for reinstatement of original Victorian details.
B148	Royal Albert Hotel (former)	387 George Street Dunedin		Façades to George Street and London Street including fenestration and timber window joinery, allowing for reinstatement of original glazing and joinery design, mouldings and architectural details.
B149	386 - 388 George Street	386 - 388 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details.
B150	Crown Clothing Co Building (former)	392 George Street Dunedin	2	Facades to George Street and Frederick Street above verandah
B151	410 George Street	410 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details.
B152	412 George Street	412 George Street Dunedin	2	Facade to George Street above verandah and unique vaulted ceiling in upper storey

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B153	Williden's Buildings (former)	420 George Street Dunedin		Façade to George Street above verandah including fenestration and timber window joinery architectural details, providing for restoration of original Victorian architectural details.
B154	Williden's Buildings (former)	424 George Street Dunedin		Façade to George Street above verandah including fenestration and timber window joinery architectural details including pediment, providing for restoration of original Victorian architectural details.
B155	428 - 430 George Street	428-430 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details. Ground floor street level entrance and window of former flat.
B156	Barningham and Co. Building (former)	434 George Street Dunedin		Façade to George Street above verandah and wall to alley, including fenestration, timber window joinery, mouldings and architectural details, allowing for restoration of original features.
B157	438 - 442 George Street	438 - 442 George Street Dunedin		Façade to George Street including fenestration, timber window joinery, mouldings and architectural details, unpainted and unrendered brick.
B158	446 George Street	446 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details, unpainted and unrendered brick.
B159	450 - 452 George Street	450 - 452 George Street Dunedin		Façade to George Street including fenestration, timber window joinery, mouldings and architectural details, unpainted and unrendered brick.

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B160	454 - 458 George Street	454 - 458 George Street Dunedin		Façade to George Street including fenestration, timber window joinery and doors, unrendered and unpainted brickwork, architectural details. Pressed steel work in ground floor shops.
B161	Knox Church	449 George Street Dunedin	1	Entire external building envelope and interior
B162	Beverley Trust Building (former)	460 - 468 George Street Dunedin		Entire building envelope including fenestration, timber window joinery and doors, unpainted and unrendered brick, Oamaru stonework and architectural details, verandah guys, pressed metal verandah ceiling detail and in entrance ways, tiled shop entrances. Interior: Tongue-and-groove wall linings, pressed-metal ceilings in ground floor shops.
B164	Albany Buildings	490 - 498 George Street, 22 - 32 Albany Street Dunedin		Façades to George and Albany Street including fenestration, timber window joinery and doors, unpainted and unrendered brickwork, mouldings and architectural details, original shop fronts and lead lighting.
B165	St Duthus House (former)	504 George Street Dunedin	2	Entire external building envelope
B166	Dr Ritchie Residence (former)	509 George Street Dunedin		Entire external building envelope and bluestone and wrought iron work, excluding the pergola and subsequent additions to rear
B167	The Hermitage	521 George Street Dunedin	1	Entire external building envelope, bluestone fence and wrought iron work
B168	Residential building	555 George Street Dunedin		Entire external building envelope
B169	Residential building	567 George Street Dunedin		Entire external building envelope

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B170	Residential building	603 George Street Dunedin	2	Entire external building envelope
B171	Residential building	607 George Street Dunedin	2	Facade and bulk appearance to George Street
B172	Residential building	613 George Street Dunedin	2	Facade and bulk appearance to George Street
B173	Residential building	619 George Street Dunedin	2	Facade and bulk appearance to George Street
B175	Residential building	637 George Street Dunedin	2	Facade and bulk appearance to George Street
B176	Residential building	641 George Street Dunedin	2	Facade and bulk appearance to George Street
B177	Residential building	647 George Street Dunedin		Facade and bulk appearance to George Street
B178	Residential building	653 George Street Dunedin		Facade and bulk appearance to George Street
B179	Residential building	657 George Street Dunedin	2	Facade and bulk appearance to George Street
B180	Church of Christ (former)	685 George Street Dunedin		Facade and bulk appearance to George and Park Streets
B181	Residential building	728 George Street Dunedin		Facade and bulk appearance to George Street
B182	Residential building	744 George Street Dunedin		Facade and bulk appearance to George Street
B183	Residential building	745A George Street Dunedin		Facade and bulk appearance to George Street
B184	Residential building	747 George Street Dunedin		Facade and bulk appearance to George Street
B185	Residential building	748 & 750 George Street Dunedin		Facade and bulk appearance to George Street
B187	Residential building	773 George Street Dunedin		Facade and bulk appearance to George Street
B188	Residential building	780 George Street Dunedin		Facade and bulk appearance to George Street
B189	Residential building	784 George Street Dunedin		Facade and bulk appearance to George Street
B190	Residential building	788 George Street Dunedin		Facade and bulk appearance to George Street

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B191	Residential building	798 George Street Dunedin		Entire external building envelope
B192	Residential building	803 George Street Dunedin		Facade and bulk appearance to George Street
B193	Residential building	811 George Street Dunedin		Facade and bulk appearance to George Street
B194	Residential building	819 George Street Dunedin		Facade and bulk appearance to George Street
B195	Residential building	827 George Street Dunedin		Facade and bulk appearance to George Street
B196	Residential building	835 George Street Dunedin		Facade and bulk appearance to George Street
B197	Residential building	843 George Street Dunedin		Facade and bulk appearance to George Street
B198	Residential building	847 George Street Dunedin		Facade and bulk appearance to George Street
B199	Residential building	853 George Street Dunedin		Facade and bulk appearance to George Street
B200	Residential building	861 George Street Dunedin		Facade and bulk appearance to George Street
B202	Residential building	865 George Street Dunedin		Facade and bulk appearance to George Street
B203	Residential building	871 George Street Dunedin		Facade and bulk appearance to George Street
B204	Residential building	877 George Street Dunedin		Facade and bulk appearance to George Street
B205	Residential building	828 George Street Dunedin		Facade and bulk appearance to George Street
B206	Residential building	834 George Street Dunedin		Facade and bulk appearance to George Street
B207	Residential building	864 George Street Dunedin		Facade and bulk appearance to George Street
B208	Residential building	884 George Street Dunedin		Facade and bulk appearance to George Street
B209	Residential building	886 George Street Dunedin		Facade and bulk appearance to George Street
B210	Residential building	888 George Street Dunedin		Facade and bulk appearance to George Street

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B211	Residential building	950 George Street Dunedin		Facade and bulk appearance to George Street
B212	Residential building	1003 George Street Dunedin		Facade and bulk appearance to George Street
B213	Residential building	1007 George Street Dunedin		Facade and bulk appearance to George Street
B214	Residential building	1011 George Street Dunedin		Facade and bulk appearance to George Street
B215	Residential building	1015 George Street Dunedin		Facade and bulk appearance to George Street
B216	Residential building	1008 George Street Dunedin	2	Facade and bulk appearance to George Street
B217	Residential building	1014 George Street Dunedin	2	Facade and bulk appearance to George Street
B218	Residential building	1020 George Street Dunedin		Facade and bulk appearance to George Street
B219	Residential building	1028 George Street Dunedin		Facade and bulk appearance to George Street
B220	Residential building	1036 George Street Dunedin		Facade and bulk appearance to George Street
B221	Victoria Terrace	1046 George Street Dunedin	2	Facade and bulk appearance to George Street
B222	Victoria Terrace	1050 George Street Dunedin	2	Facade and bulk appearance to George Street
B223	Victoria Terrace	1052 and 1054 George Street Dunedin	2	Facade and bulk appearance to George Street
B224	Victoria Terrace	1056 George Street Dunedin	2	Facade and bulk appearance to George Street
B225	Residential building	1064 George Street Dunedin		Facade and bulk appearance to George Street
B226	Residential building	1068 George Street Dunedin		Facade and bulk appearance to George Street
B227	Residential building	1074 George Street Dunedin		Facade and bulk appearance to George Street
B228	Residential building	1078 George Street Dunedin		Facade and bulk appearance to George Street
B229	Residential building	1037 George Street Dunedin		Facade and bulk appearance to George Street

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B230	Residential building	1047 George Street Dunedin		Facade and bulk appearance to George Street
B231	Residential building	1051 George Street Dunedin		Facade and bulk appearance to George Street
B232	Residential building	1057 George Street Dunedin		Facade and bulk appearance to George Street
B233	Residential building	1061 George Street Dunedin		Facade and bulk appearance to George Street
B234	Residential building	1067 George Street Dunedin		Facade and bulk appearance to George Street
B235	Residential building	1073 George Street Dunedin		Facade and bulk appearance to George Street
B236	Peter MacIntyre residence (former)	21 Gilmore Street Dunedin	2	Entire external building envelope
B237	Mornington Presbyterian Church	33 Brunel Street Dunedin	2	Entire external building envelope
B238	Residential building (former house of A H Reed)	153 Glenpark Avenue Dunedin	2	Entire external building envelope
B239	Kaikorai Bank (former)	29 Glenross Street Dunedin	2	Entire external building envelope
B240	Residential building	2 Graham Street Dunedin		Entire external building envelope
B241	Clifton Villa	17 Graham Street Dunedin	2	Entire external building envelope
B242	Kaituna	12 Sutherland Street Dunedin	2	Entire external building envelope
B243	University of Otago D2014 Lindo Ferguson Building	270 Great King Street Dunedin	1	Facade to Great King Street
B244	Scott Building - Otago Medical School	266 Great King Street Dunedin	2	Facade to Great King Street
B245	Dunedin North Post Office (former)	361 Great King Street Dunedin	2	Entire external building envelope
B246	Otago Museum	419 Great King Street Dunedin	1	Facade to Great King Street (original portion)
B247	Terrace House	618 Great King Street Dunedin	2	Facade to Great King Street

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B248	Terrace House	620 Great King Street Dunedin	2	Facade to Great King Street
B249	Terrace House	620 Great King Street Dunedin	2	Facade to Great King Street
B250	Terrace House	622 Great King Street Dunedin	2	Facade to Great King Street
B251	Terrace House	626 Great King Street Dunedin	2	Facade to Great King Street
B252	Four Terrace Cottages (Mews)	630 Great King Street Dunedin	2	Entire external building envelope
B254 (i)	Hanover Street Baptist Church (former)	65 Hanover Street Dunedin	1	Facades and bulk appearance to Great King and Hanover Streets and interior of former church
B254 (ii)	Baptist Sunday School Building (former)	63 Hanover Street Dunedin	2	Facades and bulk appearance to Great King and Hanover Streets and interior of former church
B255	Residential building	16 Haywood Street Dunedin	2	Entire external building envelope
B256	Residential building	8 Heriot Row Dunedin		Facade and bulk appearance to Heriot Row
B257	Residential building	14 Heriot Row Dunedin		Facade and bulk appearance to Heriot Row
B258	Residential building	24 Heriot Row Dunedin		Facade and bulk appearance to Heriot Row
B259	Residential building	26 Heriot Row Dunedin	1	Entire building envelope of house, including the front porch. Interior ground floor entrance hall, including stair and fireplace; and first floor landing. The passages extending from these areas are not included. Entire external building envelope of the garage at 28A Heriot Row, excluding the existing, non-original garage door.
B260	Residential building	31 Heriot Row Dunedin		Facade and bulk appearance to Heriot Row

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B261	Residential building	33 Heriot Row Dunedin		Facade and bulk appearance to Heriot Row
B262	Residential building	34 Heriot Row Dunedin		Facade and bulk appearance to Heriot Row
B263	Residential building	35 Heriot Row Dunedin		Facade and bulk appearance to Heriot Row
B264	Residential building	42 Heriot Row Dunedin		Facade and bulk appearance to Heriot Row
B265	Residential building	44 Heriot Row Dunedin		Facade and bulk appearance to Heriot Row
B266	Residential building	46 Heriot Row Dunedin		Facade and bulk appearance to Heriot Row
B267	Residential building	52 Heriot Row Dunedin		Facade and bulk appearance to Heriot Row
B268	Residential building	54 Heriot Row Dunedin		Facade and bulk appearance to Heriot Row
B269	Dunedin Prison (former)	2 Castle Street Dunedin	1	Entire external building envelope including courtyard and internal courtyard elevations and roofslopes
B270	Police Station (former), Labour Department (former)	21 Dunbar Street Dunedin	2	Facade and bulk appearance to High Street
B271	Southern Cross Hotel (19th century portion)	118 High Street Dunedin	1	Facades and bulk appearance to Princes and High Streets, entrance off High Street, ceilings in the Gainsborough and Dome Rooms, mosaic tile floor and old foyer
B272	Bing Harris & Co Ltd Building (former)	131 - 137 High Street Dunedin		Façade to Princes Street including fenestration and timber joinery, architectural mouldings and details., parapet, and surviving Victorian detailing such as ironwork. Interior: Exposed brick and stonework in the cellars, linking lobby with 286 Princes Street

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B273	Ross & Glendining (former) no. 2 building	169 High Street Dunedin		Entire building envelope including fenestration and timber joinery, wrought iron gates, architectural mouldings and other decoration (including lettering in relief) but allowing for restoration of earlier architectural detail.
B274	Dr Stephenson's residence (former)	201 High Street Dunedin	2	Facade and bulk appearance to High Street
B275	Cavendish Chambers	211 High Street Dunedin		Facade and bulk appearance to High Street.
B276	Dr Colquhoun's residence (former)	218 High Street Dunedin	2	Facades and bulk appearance to High and Clark Streets
B277	Residential building	219 High Street Dunedin		Facade and bulk appearance to High Street, wall
B278	Residential building	223 High Street Dunedin		Facade and bulk appearance to High Street
B279	Residential building	225 High Street Dunedin		Facade and bulk appearance to High Street
B280	Residential building	233 High Street Dunedin		Facade and bulk appearance to High Street
B281	Residential building	235 High Street Dunedin		Facade and bulk appearance to High Street
B282	Residential building	239 High Street Dunedin		Facade and bulk appearance to High Street, excluding shop addition
B284	Residential building	226 High Street Dunedin		Facade and bulk appearance to High Street and wrought iron fencing
B285	Residential building	236 High Street Dunedin		Facade and bulk appearance to High Street
B286	Residential building	238 High Street Dunedin	2	Facades and bulk appearance to High and Hope Streets, excluding the rectangular addition on the Hope Street facade
B287	Residential building	246 High Street Dunedin		Facade and bulk appearance to High Street and fence

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B288	Residential building	245 High Street Dunedin		Facade and bulk appearance to High Street
B289	Residential building	247 High Street Dunedin		Facade and bulk appearance to High Street
B290	Hulme House	257 High Street Dunedin		Facade and bulk appearance to High Street
B291	Residential building	263 High Street Dunedin		Facade and bulk appearance to High Street
B292	Residential building	267 High Street Dunedin		Facade and bulk appearance to High Street
B293	Residential building	264 High Street Dunedin		Facade and bulk appearance to High Street
B294	Residential building	270 High Street Dunedin		Facade and bulk appearance to High Street, excluding garage
B295	Residential building	272 High Street Dunedin		Facade and bulk appearance to High Street, excluding garage
B296	Residential building	274 High Street Dunedin		Facade and bulk appearance to High Street
B297	House (Sir James Fletcher)	276 High Street Dunedin	2	Facade and bulk appearance to High Street
B298	Residential building	296 High Street Dunedin		Facade and bulk appearance to High Street
B299	Residential building	299 High Street Dunedin		Facade and bulk appearance to High Street
B300	Residential building	300 High Street Dunedin		Facade and bulk appearance to High Street
B301	Residential building	310 High Street Dunedin		Facade and bulk appearance to High Street
B302	Residential building	313 High Street Dunedin		Facade and bulk appearance to High Street
B303	Residential building	316 High Street Dunedin		Facade and bulk appearance to High Street
B304	Residential building	317 High Street Dunedin		Facade and bulk appearance to High Street
B305	Residential building	319 High Street Dunedin		Facade and bulk appearance to High Street

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B306	Residential building	323 High Street Dunedin		Facade and bulk appearance to High Street
B307	Residential building	326 High Street Dunedin		Facade and bulk appearance to High Street
B308	Residential building	332 High Street Dunedin		Facade and bulk appearance to High Street
B309	Deacons Court	342 High Street Dunedin		Facade and bulk appearance to High Street
B310	Residential building	356 High Street Dunedin		Facade and bulk appearance to High Street
B311	Residential building	2 Grant Street Dunedin		Facade and bulk appearance to High Street
B312	Threave	367 High Street Dunedin	1	Entire external building envelope and wrought iron fence
B314	Residential building	368 High Street Dunedin		Facades and bulk appearance to High and Grant Streets, and bluestone wall
B315	Residential building	376 High Street Dunedin		Facade and bulk appearance to High Street
B316	Residential building	380 High Street Dunedin		Facade and bulk appearance to High Street
B317	House (Proprietors)	384 High Street Dunedin		Facade and bulk appearance to High Street
B318	Highview Resthome	384 High Street Dunedin		Facade and bulk appearance to High Street
B319	Residential building	387 High Street Dunedin		Facade and bulk appearance to High Street, including brick wall
B320	Residential building	389 High Street Dunedin		Facade and bulk appearance to High Street
B321	Residential building	394 High Street Dunedin		Facade and bulk appearance to High Street
B322	Residential building	396 High Street Dunedin		Facade and bulk appearance to High Street
B323	Residential building	400 High Street Dunedin	2	Facade and bulk appearance to High Street
B324	Residential building	402 High Street Dunedin	2	Facade and bulk appearance to High Street

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B325	McPherson residence (former)	408 High Street Dunedin	2	Facade and bulk appearance to High Street
B326	Residential building	412A High Street Dunedin		Facade and bulk appearance to High Street
B327	Residential building	413 High Street Dunedin		Facade and bulk appearance to High Street
B328	Residential building	421 High Street Dunedin		Facade and bulk appearance to High Street
B329	Residential building	425 High Street Dunedin	2	Facade and bulk appearance to High Street
B330	Residential building	433 High Street Dunedin		Facade and bulk appearance to High Street
B331	Moata (dwelling)	434 High Street Dunedin	2	Facade and bulk appearance to High Street
B332	Residential building	440 High Street Dunedin		Facade and bulk appearance to High Street
B333	John Mathieson Homestead and Cheese Factory	949 Highcliff Road Dunedin	1	Entire external building envelope of house and outbuildings excluding modern extension
B334	Roslyn Presbyterian Church	21 Highgate Dunedin	2	Entire external building envelope
B335	Renfrew House	111 Highgate Dunedin	2	Entire external building envelope
B336	Kawarau	204 Highgate	2	Facade and bulk appearance to Highgate
B337	Huxtable residence (former)	233 Highgate Dunedin	2	Entire external building envelope
B338	Highgate Post Office (former)	308 Highgate Dunedin	2	Entire external building envelope
B339	Melrose	384 Highgate Dunedin	1	Entire external building envelope
B340	Columba College (Bishopscourt)	399 Highgate Dunedin	1	Entire external building envelope
B341	Dukes Building (former)	144 - 166 Hillside Road Dunedin		Facades to Hillside Road and King Edward Street
B343	St David's Church	224 North Road Dunedin	2	Entire external building envelope

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B344	Winchendon (dwelling)	83 Jeffcoates Road Waldronville	2	Entire external building envelope
B345	Winchendon Cowman's Cottage	83 Jeffcoates Road Waldronville	2	Entire external building envelope
B346	Wilson's Bond (former)	58 Bond Street Dunedin		Facades to Jetty and Bond Streets
B348	Trust Bank Theatre (Mayfair)	100 King Edward Street Dunedin	2	Facade to King Edward Street
B352	134 King Edward Street	134 King Edward Street Dunedin		Façade to King Edward Street including tiles, mouldings and architectural details.
B353	136 King Edward Street	136 King Edward Street Dunedin		Façade to King Edward Street including tiles, mouldings and architectural details.
B356	154 - 156 King Edward Street	154 - 156 King Edward Street Dunedin		Façade to King Edward Street including shop front to 156, allowing for restoration of shop front to 154.
B357	UFS Pharmacy (former)	160 King Edward Street Dunedin		Façade to King Edward Street above verandah including fenestration, steel window joinery, architectural details, allowing for removal of paint from tiles and bricks. Excluding air conditioning unit.
B358	127 - 129 King Edward Street	127 - 129 King Edward Street Dunedin		Façade to King Edward Street including fenestration, timber window joinery, mouldings and architectural details.
B359	Harris and Son. (Former)	133 - 135 King Edward Street Dunedin		Façade to King Edward Street above verandah including fenestration, timber window joinery, mouldings and architectural details.
B360	Frank Anderson's butcher's shop (former), Adelphi Milk Bar (former)	151 - 153 King Edward Street Dunedin		Façade to King Edward Street above verandah, including stained glass below verandah on 151 King Edward Street

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B361	173 - 177 King Edward Street	173 - 177 King Edward Street Dunedin		Façade to King Edward Street including fenestration, timber window joinery, mouldings and architectural features, verandah and poles.
B362	183 King Edward Street	183 King Edward Street Dunedin		Façade to King Edward Street including fenestration, timber window joinery, mouldings and architectural details, verandah and poles.
B364	172 King Edward Street	172 King Edward Street Dunedin		Façade to King Edward Street including fenestration, timber window joinery, unpainted brickwork, shop entrances including tiling, verandah including poles and decorative ironwork.
B365	William McConnell and Sons (former)	211 - 219 King Edward Street Dunedin		Façade to King Edward Street above verandah, including mouldings and architectural details.
B366	223 - 225 King Edward Street	223 King Edward Street Dunedin		Façade to King Edward Street above verandah including fenestration and remaining timber window frames, mouldings and architectural details. Excluding aluminium window joinery allowing restoration of timber window joinery.
B367	227 King Edward Street	227 King Edward Street Dunedin		Façades to King Edward Street above verandah and Sullivan Ave including fenestration, timber window joinery and doors, unrendered brickwork, mouldings and architectural details.
B368	229 - 233 King Edward Street	229 - 233 King Edward Street Dunedin		Façade to King Edward Street including fenestration, timber window joinery, architectural details, verandah.

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B369	235 - 241 King Edward Street	235 - 241 King Edward Street Dunedin		Façade to King Edward Street including shopfronts, tiles, mouldings and architectural details, verandah, allowing for reinstatement of ornate verandah poles and removal of paint from brick and tiles.
B370	Lisburn House	15 Lisburn Avenue Dunedin	1	Entire external building envelope and entrance hall
B371	Cargill Building (former)	5 Liverpool Street Dunedin		facades to Bond and Liverpool Streets
B372	Guardian Royal Exchange Building (former)	7 Liverpool Street Dunedin	1	Facades to Liverpool, Bond and Crawford Streets
B373	Logan Park Grandstand	1A - 20 Logan Park Drive Dunedin	2	Entire external building envelope
B374	Globe Theatre (original portion)	104 London Street Dunedin	1	Entire external building envelope
B375	Manono	84 London Street Dunedin	1	Entire external building envelope
B379	Woodside	4 Lovelock Avenue Dunedin	1	Entire external building envelope, Gothic stairway and mosaic floor
B380	Residential building	8 Lundie Street Dunedin	2	Entire external building envelope
B381	Donaghy's Rope Walk	64 Bradshaw Street Dunedin	1	Entire external building envelope of the rope walk
B382	St Patrick's Basilica	32 Macandrew Road Dunedin	2	Entire external building envelope and interior
B383	Ex Horse Sales Yard	35 MacLaggan Street Dunedin	1	Entire external building envelope of the three stone and brick buildings that make up the former Horse Sales Yard. This also includes steel roof structures to the two front structures and all brick and stone gables associated with these structures. Excluded from protection are the internal and external brick walls and roof associated with the first floor of the very rear structure.

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B384	Mornington Post Office (former)	10 Mailer Street Dunedin	2	Facades and bulk appearance to Mailer and Brunel Streets
B385	Woodhaugh Hotel (former)	29 Malvern Street Dunedin	2	Facades to Woodhaugh and Malvern Streets
B386	Leithendel	367 Malvern Street Dunedin	1	Entire external building envelope
B387	Manor Terraces	44-50 Manor Place Dunedin		Facades and bulk appearance to Manor Place and Melville Street
B388	Crown Milling Company	2 Manor Place Dunedin	1	Façades and bulk appearance to Manor Place, Princes Street and Hope Street
B389	Bartons Building (former)	2 Manse Street Dunedin		Façades to Stafford, Princes and Manse Street including fenestration, steel window joinery, decorative mouldings, and tiled panels depicting animals
B390	Brown Ewing & Co. Ltd second premises (former)	16 Manse Street Dunedin		Facade to Manse Street including fenestration and mouldings and Victorian architectural details, allowing for restoration of timber window joinery and reinstatement of ground floor fenestration and detailing. Excluding modern side elevations and glazing of penthouse apartments.
B391	Craigie House	22 Manse Street Dunedin		Façades to Manse Street and High Street including decorative mouldings and architectural features, exposed brickwork, steel window joinery, grilles and railings, basement and first-floor doors, excluding aluminium entrance stairs. Interior: Tiles on main entrance stair.
B392	Dunedin Club (Fernhill)	33 Melville Street Dunedin	2	Entire external building envelope

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B393	Gladstone Terrace of Houses	38-50 Melville Street Dunedin	2	Facades and bulk appearance to Melville Street, including front walls
B394	Middleton Lodge	37 Middleton Road Dunedin	2	Entire external building envelope
B395 (i)	Corstorphine House (stables)	23N Milburn Street Dunedin	2	Entire external building envelope and interior
B395 (iv)	Corstorphine House	23A Milburn Street Dunedin	1	Entire external building envelope
B395 (v)	Corstorphine House (conservatory)	23A Milburn Street Dunedin	2	Entire structure
B396	Moray Chambers	30 Moray Place Dunedin		Entire building envelope including fenestration, architectural details, window frames and leadlights, tiling, shop windows and entrances, original doors and leadlights, other exterior window framing to rear façade. Unpainted exposed brick to side and rear façades. Ground floor entrance way and stair
B397	Kaiapoi House	17 Moray Place Dunedin		Facade to Moray Place
B398	Oxford Buildings	27 Moray Place Dunedin		Shop frontage to Moray Place under verandah
B402	Old Synagogue	29 Moray Place Dunedin	1	Synagogue facade to Moray Place, stone wall on street front and wrought iron fence and gate. Interior of former temple space.
B403	Hewitt's Building (former)	45 Moray Place Dunedin		Façade to Moray Place including fenestration, steel-framed windows, façade mouldings and architectural detail. Shop fronts including tilework and woodwork, lead-lighted stairwell window. Terrazzo staircase. Central alleyway to rear courtyard.

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B404	Shand House	57 - 65 Moray Place, 1, 1b View Street Dunedin	2	Façade to Moray Place and View Street Including mouldings and architectural details, fenestration, timber window joinery, timber doors. Excluding aluminium doors, allowing for restoration of original ground floor fenestration.
B405	Moray Place Congregational Church	81 Moray Place Dunedin	2	Entire external building envelope
B406	Carnegie Centre	110 Moray Place Dunedin	2	Facade and bulk appearance to Moray Place
B407	Hansborough House	112 and 114 Moray Place Dunedin	2	Facade and bulk appearance to Moray Place
B409	Anglican Church Centre (former)	164 Moray Place Dunedin		Entire building envelope including exposed and decorative brickwork, fenestration, timber window joinery and doors, stained glass and leadlight windows, decorative rainheads, semi-dormer windows and guttering.
B410	Dunedin Town Hall and Concert Chambers	48 The Octagon Dunedin	2	Facade and bulk appearance to Moray Place, excluding recent canopy
B411	Stephen Inks Building (Harcourts-Noel Leeming)	301 Moray Place Dunedin	2	Facades to Moray Place and Great King Street
B412	First Church of Otago	415 Moray Place Dunedin	1	Entire external building envelope and interior
B413	Public Trust Office	442 Moray Place Dunedin		Entire building envelope including unpainted stone masonry, stone carving, lettering and other architectural features, steel window joinery, entrance. Interior: Ground floor chamber, marble fixtures, principal staircase, terrazzo, cast iron balustrading, original timber doors and handrails

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B414	Bracken Court	480 Moray Place Dunedin		Entire building envelope including fenestration and wooden window joinery, architectural mouldings and details, unpainted brick and stone. Excluding modern rooftop apartment.
B415	Investment House	462 Moray Place Dunedin		Façade to Moray Place including facade fenestration and timber window joinery, decorative mouldings and architectural details.
B416	RSA Building (former)	469 Moray Place Dunedin	Historic Area	Façades to Moray Place and Burlington Street envelope including mouldings, architectural details, fenestration and timber and steel framed windows, excluding modern tenant sign, allowing for restoration of parapet and reinstatement of terrace.
B417	Catholic Church of the Sacred Heart of Jesus	89 North Road Dunedin	2	Entire external building envelope
B419	Ross Home (PSSA)	360 North Road Dunedin	2	Entire external building envelope
B420	Chingford Stables	411 North Road Dunedin	1	Entire external building envelope
B422 (i)	Larnach Castle	145 Camp Road Pukehiki	1	Entire building and ballroom (internal and external)
B422 (ii)	Larnach Castle Stables	145 Camp Road Pukehiki	1	Entire building (internal and external)
B424	Transit House	44 Park Street Dunedin	2	Entire external building envelope
B425	Bishopgrove (ex Bible College)	16 Patmos Avenue Dunedin	1	Entire external building envelope, entrance hall and stairway
B426	Fisken and Associates Ltd Building	399 George Street Dunedin	2	Facades to Pitt, George and London Streets
B427	Residential building	4 Pitt Street Dunedin	2	Facades and bulk appearance to Pitt and George Streets, excluding the garage in front

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B428	House (former)	6 Pitt Street Dunedin		Facade and bulk appearance to Pitt Street, excluding garage in front
B429	House (former)	8 Pitt Street Dunedin		Facade and bulk appearance to Pitt Street
B430	Residential building	10 Pitt Street Dunedin		Facade and bulk appearance to Pitt Street
B431	Residential building	12 Pitt Street Dunedin		Facade and bulk appearance to Pitt Street
B432	Residential building	14 Pitt Street Dunedin		Facade and bulk appearance to Pitt Street
B433	Residential building	16 Pitt Street Dunedin	2	Facade and bulk appearance to Pitt and Elder Streets
B434	Residential building	18 Pitt Street Dunedin		Facade and bulk appearance to Pitt Street
B435	Residential building	23 Pitt Street Dunedin		Facade and bulk appearance to Pitt Street
B436	Residential building	22 Pitt Street Dunedin		Facade and bulk appearance to Pitt Street
B437	Residential building	24 Pitt Street Dunedin		Facade and bulk appearance to Pitt Street
B438	Residential building	26 Pitt Street Dunedin		Facades and bulk appearance to Pitt Street and Heriot Row
B439	Glenfalloch	430 Portobello Road Dunedin	2	Entire external building envelope
B440	Residential building	2 Prendergast Street Dunedin		Facade to Prendergast Street
B441	Residential building	4 Prendergast Street Dunedin		Facade to Prendergast Street
B442	Residential building	6 Prendergast Street Dunedin		Facade to Prendergast Street
B443	Residential building	8 Prendergast Street Dunedin		Facade to Prendergast Street
B444	Residential building	10 Prendergast Street Dunedin		Facade to Prendergast Street
B445	Residential building	12 Prendergast Street Dunedin		Facade to Prendergast Street

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B446	Residential building	14 Prendergast Street Dunedin		Facade to Prendergast Street
B447	Residential building	16 Prendergast Street Dunedin		Facade to Prendergast Street
B448	Prince of Wales Hotel	474 Princes Street Dunedin		Entire building envelope including fenestration and timber window joinery but allowing for restoration of original timber joinery and ground floor fenestration, mouldings and architectural details
B449	Baird's Building (former)	21 - 33 Princes Street Dunedin		Entire building envelope including all mouldings and architectural detail on façade and parapet, unrendered brickwork on Princes Street façade and rear façade, fenestration and wooden window joinery above verandah height on Princes Street façade.
B452	Savoy Haynes Building	8 Moray Place Dunedin	1	Facades to Princes Street and Moray Place. Dining room interior.
B454	Capitol Building	67 Princes Street Dunedin		Entire building envelope including remaining architectural mouldings, fenestration, oriel windows, steel window frames
B455	The Rio Grand (former)	73 Princes Street Dunedin		Façade to Princes Street above verandah including all architectural mouldings, fenestration, steel-framed feature window with lead lights. Interior decorative plasterwork on shop ceiling.
B456	UFS Building (former)	79 Princes Street Dunedin		Façades to Princes Street and Moray Place including fenestration and timber window frames to Princes Street and Moray Place, mouldings and architectural details.

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B457	Queens Building	109 Princes Street Dunedin	2	Facade to Princes Street above verandah
B458	Hotel Central (former)	100 - 108 Princes Street Dunedin		Façade to Princes Street above verandah including first and second floor fenestration and timber joinery, architectural mouldings and details, unpainted plaster, excluding fire escapes.
B462	Bell Hill House	110 - 114 Princes Street Dunedin		Façade to Princes Street above verandah, including first floor fenestration and wooden window joinery, mouldings and architectural details.
B465	Farley's Building (former)	118 Princes Street Dunedin		Entire building envelope above verandah, including fenestration and remaining timber window joinery but allowing for reinstatement of architectural mouldings and detail and original fenestration.
B466	Farley's Building (former)	126 - 134 Princes Street Dunedin		Entire building envelope above verandah, including fenestration and remaining timber window joinery but allowing for reinstatement of architectural mouldings and detail and original fenestration.
B470	Farley's Building (former)	136 Princes Street Dunedin		Entire building envelope above verandah, including fenestration and remaining timber window joinery but allowing for reinstatement of architectural mouldings and detail and original fenestration.
B471	Farley's Building (former)	138 Princes Street Dunedin		Entire building above verandah, including fenestration and remaining timber window joinery but allowing for reinstatement of architectural mouldings and detail and original fenestration.

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B472	Farley's Building (former)	146 Princes Street Dunedin		Entire building envelope above verandah, including fenestration and remaining timber window joinery but allowing for reinstatement of architectural mouldings and detail and original fenestration.
B473	Whitcombe & Tombs Building (former)	168 - 174 Princes Street Dunedin		Entire building envelope including all architectural mouldings and details, fenestration and wooden window frames, mosaic tiles, joinery and glasswork to stair entrance, mosaic tiles to shop entrance
B476	Exchange Court (former), Everybodys (former), Thomson, Bridger (former)	194 - 214 Princes Street Dunedin	2	Façade to Princes Street above verandah including fenestration, timber window joinery, mouldings and architectural details.
B477	National Bank	193 Princes Street Dunedin	1	Façade to Princes Street and original walls, windows and ceilings of banking chamber
B478	Standard Building	201 Princes Street Dunedin		Façade to Princes Street (excluding modern rooftop addition) and interior decorative plaster ceilings in entrance and front tenancy, butcher tiles, stone wall of earlier building between Standard and Stanton buildings
B480	Bank of New Zealand	205 Princes Street Dunedin	1	Facades to Princes and Rattray Streets, coffered ceiling in main hall
B481	Clarion Building	131 High Street Dunedin	2	Facade to Princes Street
B482	Chief Post Office (former)	283 Princes Street Dunedin	2	Entire external building envelope
B483	Wains Hotel	310 Princes Street Dunedin	1	Facades to Princes and Manse Streets
B484	Union Bank of Australia (former)	319 Princes Street Dunedin	2	Facades to Princes and Liverpool Streets

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B485	Seivwright & Stouts Building (former)	377 Princes Street Dunedin		Façades to Princes Street and Bond Street alley, including fenestration and windows on both, mouldings and other architectural details to Princes Street, unrendered and unpainted brickwork, to Bond Street alley, but excluding cantilevered toilet block.
B486	Brown's Drapers (former)	372 - 378 Princes Street Dunedin		Façade only to Princes Street, including fenestration, windows, mouldings and other period architectural details.
B488	Griffin's Store (former)	380 Princes Street Dunedin		Façade only to Princes Street, including fenestration, windows, mouldings and other period architectural details
B489	Dunedin Public Warehouse (former)	386 Princes Street Dunedin		Façade only to Princes Street, including fenestration, timber window joinery, mouldings and other period architectural details, allowing for restoration of original fenestration to ground floor.
B490	390 - 394 Princes Street	392 Princes Street Dunedin		Façade only to Princes Street, including fenestration, timber window joinery, mouldings and other period architectural details.
B491	Empire Hotel	396 Princes Street Dunedin	1	Facade to Princes Street
B492	James Wren and Co. Limited (former)	402 - 412 Princes Street Dunedin		Façade only to Princes Street, including fenestration, windows, mouldings and other period architectural details.
B493	414 - 416 Princes Street	414 Princes Street Dunedin		Façade only to Princes Street allowing for restoration of original fenestration and architectural detailing.
B494	422 Princes Street	422 Princes Street Dunedin		Façade to Princes Street including fenestration, timber window joinery and architectural mouldings and period detail.

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B495	S.F. Aburn Ltd (former)	389 Princes Street Dunedin		Façades to Princes Street and Bond Street alley, including fenestration and window joinery on both, mouldings and other architectural details to Princes Street, unrendered and unpainted brickwork, painted historic signs to Bond Street alley.
B496	Alex Thompson premises (former)	395 Princes Street Dunedin		Façades to Princes Street and Bond Street alley, including fenestration and window joinery on both, mouldings and other architectural details to Princes Street, unrendered and unpainted brick and stone to Bond Street alley.
B497	403 - 411 Princes Street	403 Princes Street Dunedin		Façades to Princes Street and Bond Street alley, including fenestration and window joinery on both, mouldings and other architectural details to Princes Street, unrendered and unpainted stonework and unpainted rendered brick to Bond Street alley.
B498	H E Shacklock Buildings (former)	595 Princes Street Dunedin	2	Facade and bulk appearance to Princes Street only
B500	Bingham's House	127 Queen Street Dunedin		Entire external building envelope
B504 (i)	St Joseph's Cathedral	31 Smith Street Dunedin	1	Entire external building envelope and interior, bluestone wall and iron fence to Rattray and Smith Street, iron gates and front steps
B504 (ii)	St Joseph's Hall	255 Rattray Street Dunedin	2	Entire external building envelope and interior, bluestone wall and iron fence to Rattray and Smith Street, iron gates and front steps

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B505	Terminus Hotel (former)	42 Queens Gardens Dunedin		Façades to Queens Gardens and Cumberland Street including Victorian fenestration, timber window joinery, mouldings and architectural details, excluding fire escapes and providing for restoration of original parapets and fenestration in altered section.
B506	Queens Gardens Court	3 Crawford Street Dunedin	1	Façades to Crawford and Rattray Street, ornate plaster ceiling of ground floor premises (formerly 49 Queens Gardens Dunedin)
B507	Phoenix House	45 Queens Gardens Dunedin	1	Facades to Rattray and Vogel Streets
B508	Taimex Building	1 Queens Gardens Dunedin	2	Facade to Rattray Street
B509	Crown Hotel	179 Rattray Street Dunedin		Two façades to Rattray Street including fenestration allowing for restoration of original fenestration and finishings at ground floor, timber window joinery, mouldings and architectural details, original wrought iron work on fire escape. Excluding textured render and aluminium windows at ground floor.
B510	Speights Building	200 Rattray Street Dunedin		Facades and bulk appearance to Rattray and MacLaggan Streets and Broadway
B511	Brick Warehouse (Modern Upholstery Ltd)	232 Rattray Street Dunedin		Facades to Rattray and Dowling Streets
B512	Lodge Maori (former)	249 Ravensbourne Road	2	Facade to Ravensbourne Road
B513	Normanston (dwelling)	5 Robin Lane St Leonards	2	Entire external building envelope
B514	Residential building	22 Rosebery Street Dunedin	2	Facade and bulk appearance to Rosebery Street
B515	Residential building	32 Rosebery Street Dunedin	2	Facade and bulk appearance to Rosebery Street

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B518	Residential building	1 Royal Terrace Dunedin		Facades and bulk appearance to London Street and Royal Terrace
B519	Residential building	2 Royal Terrace Dunedin		Facade and bulk appearance to Royal Terrace, including wrought iron fence
B520	Residential building	4 Royal Terrace Dunedin		Facade and bulk appearance to Royal Terrace
B521	Residential building	6 Royal Terrace Dunedin		Facade and bulk appearance to Royal Terrace
B522	Residential building	8 Royal Terrace Dunedin		Facade and bulk appearance to Royal Terrace
B523	Residential building	10 Royal Terrace Dunedin		Facade and bulk appearance to Royal Terrace
B524	Daisybank (second Hudson House)	12 Royal Terrace Dunedin	1	Entire external building envelope, including wrought iron fence
B525	Mater Hospital (former)	19 Royal Terrace Dunedin		Entire external building envelope
B526	Linden (dwelling and Buddhist shrine)	22 Royal Terrace Dunedin	1	Entire external building envelope
B527	Residential building	24 Royal Terrace Dunedin		Facade and bulk appearance to Royal Terrace
B528	Residential building	26 Royal Terrace Dunedin		Facade and bulk appearance to Royal Terrace
B529	Residential building	28 Royal Terrace Dunedin		Facade and bulk appearance to Royal Terrace
B530	Claverton	30 Royal Terrace Dunedin	2	Entire external building envelope
B531	Alyth	34 Royal Terrace Dunedin	2	Entire external building envelope, excluding recent addition to south side
B532	Residential building	39 and 41 Royal Terrace Dunedin		Facade and bulk appearance to Royal Terrace
B533	Olveston	42 Royal Terrace Dunedin	1	Entire building, interior and exterior
B534	Residential building	46 Royal Terrace Dunedin		Facade and bulk appearance to Royal Terrace

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B535	Residential building	51 Royal Terrace Dunedin		Facade and bulk appearance to Royal Terrace
B536	Residential building	54 Royal Terrace Dunedin		Facade and bulk appearance to Royal Terrace
B537	Residential building	56 Royal Terrace Dunedin		Facade and bulk appearance to Royal Terrace
B538	Te Tarata	58 Royal Terrace Dunedin		Facade and bulk appearance to Royal Terrace, front wall and wrought iron work
B539	Residential building	55 Royal Terrace Dunedin		Facade and bulk appearance to Royal Terrace
B540	Residential building	60 Royal Terrace Dunedin		Facade and bulk appearance to Royal Terrace
B541	Church of Christ	1 St Andrew Street Dunedin		Facades and bulk appearance to Filleul and St Andrew Streets
B542	Federated Farmers Building (former)	19 - 33 St Andrew Street Dunedin		Façade to St Andrew Street including fenestration, timber window joinery, leadlights, mouldings and architectural details, unrendered and unpainted brickwork, verandah, timber doors, shop front and entrance tiles, rain heads and downpipes. Excluding fire escapes.
B543	Irvine and Stevenson Building (former)	59 - 67 St Andrew Street Dunedin		Façade to St Andrew Street including fenestration, timber window joinery, mouldings and architectural details, unrendered and unpainted brickwork, verandah, timber doors, rain heads and downpipes.
B544	66 St Andrew Street	66 St Andrew Street Dunedin		Façade to St Andrew Street above verandah including fenestration, timber window joinery, mouldings and architectural detail. Excluding fire escape.

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B545	Scott and Wilson Building (former)	73 Great King Street Dunedin		Façades to Great King Street and St Andrew Street above verandah, including fenestration, steel window joinery, mouldings and architectural detail including relief lettering.
B546	University of Otago Professorial Houses	90 and 100 St David Street Dunedin	1	Entire external building envelope
B547	Provincial Hotel (former)	6 Stafford Street Dunedin		Façade to Stafford Street including façade decoration, including pediment, cornice, and other mouldings, fenestration, timber window frames, excluding modern windows and doors.
B548	Hill City House	13 Stafford Street Dunedin		Facade to Stafford Street
B549	Sew Hoy Building (ex Kempthorne and Prosser Warehouse)	34 Stafford Street Dunedin	1	Facade to Stafford Street
B550	The Clothing Centre	32 Stafford Street Dunedin	1	Façade to Stafford Street including fenestration, timber window joinery, mouldings and architectural details.
B551	St Matthew's Church	28 Hope Street Dunedin	1	Entire external building envelope and interior
B552	Ramsay Lodge	60 Stafford Street Dunedin	2	Entire external building envelope
B553	Stafford Gables	71 Stafford Street Dunedin	2	Facade and bulk appearance to Stafford Street
B554	Residential building	107A Stafford Street Dunedin	2	Facade and bulk appearance to Stafford Street
B555	Terrace House	127B Stafford Street Dunedin	2	Facade and bulk appearance to Stafford Street
B556	Terrace House	131B Stafford Street Dunedin	2	Facade and bulk appearance to Stafford Street
B557	Terrace House	131A Stafford Street Dunedin	2	Facade and bulk appearance to Stafford Street

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B558	University Lodge	50 St Leonards Drive St Leonards	2	Entire external building envelope and wrought iron gate
B559	University Lodge Glasshouse	50 St Leonards Drive St Leonards	2	Entire structure
B560	Law Courts	1 Stuart Street Dunedin	2	Entire external building envelope
B561	McCarthy's Buildings (former)	2 Stuart Street Dunedin		Façades to Stuart Street and Castle Street.
B562	Sweeting's (former)	49 - 51 Stuart Street Dunedin		Façades to Stuart Street and Dunbar Street.
B563	Law Courts Hotel	53 Stuart Street Dunedin	2	Facades to Cumberland and Stuart Streets
B564	Allied Press Building	52 Stuart Street Dunedin	2	Facades to Cumberland and Stuart Streets, including all shop fronts
B565	Conservation House	77 Stuart Street Dunedin	2	Facades to Cumberland and Stuart Street, including all shop fronts
B566	Roberts Building	91 - 101 Stuart Street, 385 Moray Place		Facades to Moray Place and Stuart Street
B567	Security Building	115 Stuart Street Dunedin	2	Facades to Moray Place and Stuart Street
B568	Allbell Chambers	117 Stuart Street Dunedin	2	Facades to Stuart Street
B569	Batchelor's Building	145 - 155 Stuart Street Dunedin		Façade to Stuart Street above verandah including fenestration, timber window joinery, period architectural detail and parapet. Entrance lobby to ground floor and stairwell.
B570	ANZ Bank Building (former)	12 The Octagon Dunedin	2	Facade to The Octagon and Stuart Street above verandah
B571	Radio House	368 Moray Place Dunedin		Façade to Stuart Street above verandah.

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B572	Manchester Unity Chambers	134 - 142 Stuart Street Dunedin		Entire building envelope including fenestration and timber window joinery to Stuart Street and Bath Street, tiled shop fronts and leadlighting, mouldings and architectural details to Stuart Street and Bath Street.
B573	Stuart Street Terrace Houses	118 Moray Place Dunedin	1	Facades and bulk appearance to Stuart Street and Moray Place
B574	Fortune Theatre	231 Stuart Street Dunedin	1	Entire external building envelope
B576	Chapman's Terrace	235 - 241 Stuart Street Dunedin		Entire building envelope including fenestration and original timber window joinery and doors (excluding small louvre window to Stuart St façade), wrought iron fences, mouldings and architectural details to Stuart Street allowing for restoration of the parapet.
B577	McCoy and Wixon Offices	242 Stuart Street Dunedin		Entire building envelope including fenestration and glazing (including leadlights and steel frames), chimneys, exposed brickwork, copper drainpipes, garage doors, gates. Interior: Plaster ceilings, bathroom tiles and fittings (where original), original woodwork (cabinetry, doors, skirtings etc.), fireplace surrounds, skylight
B578	King Edward Technical College	291 Stuart Street Dunedin	1	Facades and bulk appearance to York Place and Stuart Street
B580	Taiaroa Head Fog Station	1259 Harington Point Road Peninsula	2	Entire structure
B581	Ferntree Lodge (20th Century building)	14 Ferntree Drive Dunedin	1	Entire external building envelope

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B582	Residential building	15 Takahe Terrace St Leonards	2	Façade and bulk appearance to Takahe Terrace (as seen from the street) excluding the existing non-original ground floor windows on the southern (side) and eastern (front) elevation (the rooms at the south east and south west corners of the building).
B583	Residential building	17 Takahe Terrace St Leonards	2	Façade and bulk appearance to Takahe Terrace excluding existing, non-original, garage addition to the southern side.
B584	Otakou Maori Church	55 Tamatea Road Peninsula	1	Entire external building envelope and interior
B585	Otakou Marae	55 Tamatea Road Peninsula		Facades and bulk appearance of meeting house
B586	St Dominic's Priory	31 Smith Street Dunedin	1	External building envelope containing the façades to Rattray Street, Smith Street and Tennyson Street. This listing specifically excludes the west elevation (facing Kavanagh College) and also excludes the roof (including gables) on the western side of the central ridgeline. Information note: There is a covenant in place in respect of the heritage features of the building.
B587	Otago Girls High School Main Building	41 Tennyson Street Dunedin	1	Entire external building envelope. Excludes later addition to rear (facing Tennyson Street).
B588	Hulme Court	52 Tennyson Street Dunedin	2	Entire external building envelope. Excludes later addition to rear (facing Tennyson Street).
B590	Regent Theatre	16 The Octagon Dunedin	1	Facade to The Octagon and interior only
B591	Athenaeum Building	23 The Octagon Dunedin	1	Facade to The Octagon

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B592	St Paul's Cathedral and Bell Tower	228 Stuart Street Dunedin	1	Entire external building envelope and interior of the building and bell tower
B593	Municipal Chambers	48 The Octagon Dunedin	1	Entire external building envelope and Council Chamber interior
B594	Aorangi (dwelling)	1 Tui Street St Leonards	2	Entire external building envelope
B595	Residential building	29 Tweed Street Dunedin	2	Entire external building envelope
B596	Hudson's House (former)	32 Tweed Street Dunedin	1	Entire external building envelope, glass dome and all extant stained glass
B597	University of Otago Home Science Block	276 Leith Street Dunedin	1	Entire external building envelope
B598	University of Otago Geology Block	360 Leith Street Dunedin	1	Entire external building envelope
B599	University of Otago Clock Tower Block	362 Leith Street Dunedin	1	Entire external building envelope and foyer
B600	University of Otago Marama Hall	350 Leith Street	1	Entire external building envelope
B601	University of Otago Former School of Mines	90 Union Place	1	Entire external building envelope
B602	University of Otago Allen Hall and Archway	90 Union Place	1	Entire external building envelope
B603	University of Otago Staff Club	80 Union Place	1	Entire external building envelope
B605	Hogg, Howison & Nicol Building (former)	17 Vogel Street Dunedin		Façades to Vogel and Cumberland Street including fenestration, original timber window joinery (sashes), mouldings, rusticated masonry and architectural details, allowing for reinstatement of original ground floor design on Cumberland Street and wooden window joinery throughout.

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B606	Milne Bremner	23 Vogel Street Dunedin		Façades to Vogel Street and Cumberland Street including fenestration, timber and steel window joinery, moulded building name, unpainted render.
B607	Vogel House	25 Vogel Street Dunedin		Façades to Vogel, Water and Cumberland Street including fenestration, remaining timber window joinery, excluding textured render and aluminium window joinery allowing for restoration of wooden window joinery.
B608	Rockwell Hall	297 Wakari Road Dunedin	2	Entire external building envelope
B609	Ravensbourne Post Office (former)	247 Ravensbourne Road Ravensbourne	2	Facades to Wanaka Street and Ravensbourne Road
B610	Residential building	4 Wardlaw Street Dunedin	2	Entire external building envelope
B611	Residential building	2 Warrender Street Dunedin		Facades and bulk appearance to Warrender and George Streets
B612	Residential building	5 Warrender Street Dunedin		Facade and bulk appearance to Warrender Street
B613	Residential building	89 Warrender Street Dunedin	2	Entire external building envelope
B614	Union Steamship Co. of NZ (former)	38 Water Street Dunedin	1	Façades to Water Street and Vogel Street including fenestration, steel and wooden window joinery, mouldings and architectural details, building name, main door and tiled entrance portico.
B615	Trustees Executors Building	24 Water Street Dunedin		Façades to Bond, Water and Princes Street including fenestration, steel and wooden window joinery, mouldings and architectural details, building name, main doors. Interior: Tiles and wood panelling in entrance.

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B616	Cossens and Black Ltd Building (Custom House Offices)	18 Fryatt Street Dunedin	2	Fenestrated facades to Wharf and Fryatt Streets
B618	Residential building	2 William Street Dunedin	2	Entire external building envelope
B619	Residential building	14 William Street Dunedin		Entire external building envelope to William and High Street
B620	Residential building	4 Willowbank Dunedin	2	Entire external building envelope
B621	Wilson's Distillery (former)	6A Willowbank		Entire building envelope including fenestration and timber window joinery and doors, unrendered and unpainted stonework and brickwork, excluding modern entrance portico.
B622	St John's Ambulance Building	17 York Place Dunedin	1	Facade to York Place and Filleul Street
B623	Springbank	279 Main South Road East Taieri	2	Entire external building envelope
B624	Dunrobin	186 Main South Road East Taieri	2	Entire external building envelope
B625	Springbank View	311 East Taieri-Allanton Road Allanton	2	Entire external building envelope
B626	Bellfield (dwelling)	134 Main South Road East Taieri	2	Entire external building envelope
B627	Hotel	2107 Lee Stream-Outram Road Outram	2	Entire external building envelope
B628	Catholic Church of the Sacred Heart of Jesus	9137 Hyde-Middlemarch Road Middlemarch	2	Entire external building envelope and interior
B629	Hyde School	9125 Hyde-Middlemarch Road Middlemarch	2	Entire external building envelope
B630a	Cottesbrook Station Complex	105 Moonlight Road Middlemarch	1	Entire external building envelopes of the homestead and woolshed, stable, smithy, meat store, henhouse, men's house, stone building, first woolshed and stone pens, abattoir

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B630b	Cottesbrook Station Complex	105 Moonlight Road Middlemarch	1	Entire external building envelopes of the homestead and woolshed, stable, smithy, meat store, henhouse, men's house, stone building, first woolshed and stone pens, abattoir
B632	East Taieri Manse	4 Cemetery Road East Taieri	2	Entire external building envelope
B633	Johnstone Farmhouse	25 Ashton Street Mosgiel	2	Entire external building envelope
B634	East Taieri Presbyterian Church	4 Cemetery Road East Taieri	2	Entire external building envelope and interior
B635	Janefield (barn)	222 Factory Road Mosgiel	2	Entire external building envelope
B636	Janefield (dwelling)	222 Factory Road Mosgiel	1	Entire external building envelope
B637	Mosgiel Woollen Factory	60 Factory Road Mosgiel	1	Entire external building envelope
B638	National Airways Hangar (former)	66 Stedman Road Mosgiel	2	Entire external building envelope
B639	North Taieri Presbyterian Church	39 Wairongoa Road North Taieri	2	Entire external building envelope and interior
B640	Duddingston (dwelling)	129 Hazlett Road North Taieri	1	Entire external building envelope
B641	Mathieson's complex including Centre Road Stone House	121 Centre Road Dunedin	1	Entire external building envelope of house, former worker's quarters, former dairy and cookhouse, stables and cow byre (all interconnected), stone walls
B643	Fletcher House (Sir James Fletcher)	727 Portobello Road Portobello	2	Entire external building envelope and interior
B644	Taiaroa Head Lighthouse	1260 Harington Point Road Peninsula	1	Entire structure
B645	Abbotsford Farm Steading	404 Allanton Road East Taieri	1	Entire external building envelope
B646	National Bank	5 Mountfort Street Outram	2	Entire external building envelope

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B647	Hollybrook Implement Shed	494 Maungatua Road Outram	2	Entire external building envelope
B648	Hollybrook Stables	55 McLaren Road Maungatua	2	Entire external building envelope
B649	Hollybrook Granary	387 Maungatua Road Outram	2	Entire external building envelope
B650	Hollybrook Cow Barn	387 Maungatua Road Outram	2	Entire external building envelope
B651	Balmoral (dwelling)	94 Holyhead Street Outram	2	Entire external building envelope
B652	The Poplars (dwelling)	167 McDonald Road Woodside	2	Entire external building envelope. A planning consent issued by the (former) Silverpeaks County Council requires the restoration of this item
B653	Dock Pumphouse	15 Beach Street Port Chalmers		Entire external building envelope
B655	Residential building	3 Ajax Road Port Chalmers		Entire external building envelope
B656	Residential building	5 Ajax Road Port Chalmers		Entire external building envelope
B657	Residential building	9 Ajax Road Port Chalmers		Entire external building envelope
B658	Residential building	11 Ajax Road Port Chalmers		Entire external building envelope
B661	Port Chalmers Museum	19 Beach Street Port Chalmers	1	Entire external building envelope
B662	Port Chalmers Hotel	22 Beach Street Port Chalmers	2	Entire external building envelope
B663	Port Chalmers Municipal Chambers	1 Grey Street Port Chalmers	1	Facades and bulk appearance to Beach, George and Mount Streets
B665	Residential building	28 Constitution Street Port Chalmers		Facade and bulk appearance to Constitution Street
B667	Port Chalmers Masonic Hall	29 Wickliffe Terrace Port Chalmers	2	Facades and bulk appearance to Currie Street and Wickliffe Terrace

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B668	Residential building	20 Currie Street Port Chalmers		Entire external building envelope
B669	Residential building	23 Currie Street Port Chalmers		Facade to Currie Street
B670	Residential building	29 Currie Street Port Chalmers	2	Facade and wall to Currie Street
B671	Residential building	31 Currie Street Port Chalmers	2	Facade and bulk appearance to Currie Street, bluestone wall and wrought iron fence
B672	Bank of New Zealand (former)	1 George Street Port Chalmers	2	Facades to George and Grey Streets
B673	Port Chalmers Police Station	35 George Street Port Chalmers		Façade to George Street including fenestration, steel window joinery, unrendered and unpainted brickwork, sculpted coat of arms, flagpole, signage.
B674	Commercial building	3 George Street Port Chalmers	2	Facade to George Street above verandah
B675	J.E. Robertson Butchery (former)	1 Mount Street Port Chalmers		Facades to George Street and Mount Street including fenestration, timber window joinery, mouldings and architectural details, unrendered and unpainted brick.
B676	Dodds Building (former)	6 George Street Port Chalmers		Façade to George Street above verandah including fenestration and timber window joinery, mouldings and architectural detail allowing for restoration of original Victorian features.
B677	10 George Street Port Chalmers	10 George Street Port Chalmers		Façade to George Street including fenestration, timber window joinery, mouldings and architectural details allowing for restoration of original Victorian features.
B679	Mackies Hotel	14 George Street Port Chalmers	2	Facade to George Street

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B680	Sutton Bros. Store (former)	21 George Street Port Chalmers		Façade to George Street above verandah including fenestration, timber window joinery, providing for restoration of original mouldings and architectural details
B681	25 George Street, Port Chalmers	25 George Street Port Chalmers		Façade to George Street including fenestration and windows, and exposed brick on side walls.
B682	27 George Street Port Chalmers	27 George Street Port Chalmers		Façade to George Street above verandah including fenestration, timber window joinery allowing for restoration of original Victorian details.
B683	National Bank Building (former)	18 George Street Port Chalmers	2	Facade to George Street
B684	Marine Hotel (former)	31 George Street Port Chalmers		Façade to George Street including fenestration, mouldings and architectural details, allowing for restoration of original style of timber window joinery and finials and removal of slurry render.
B685	30 George Street Port Chalmers	30 George Street Port Chalmers		Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details, unrendered and unpainted brickwork.
B686	Milnes Building (former)	34 George Street Port Chalmers		Façade to George Street above verandah including fenestration, mouldings and architectural details, excluding heat pump unit and aluminium joinery allowing for restoration of timber window joinery.
B687	36 George Street Port Chalmers	36 George Street Port Chalmers		Façade to George Street above verandah including fenestration, timber window glazing, mouldings and architectural details.

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B688	Royal Hotel (former)	52 George Street Port Chalmers		Façade to George Street including fenestration, timber window joinery, mouldings and architectural details, allowing for reinstatement of original balustrade and fenestration. Excluding fire escapes, garage door.
B689	Port Stables (former)	56 George Street Port Chalmers		Facade and bulk appearance to George Street
B690	D.A. De Maus shops and residence (former)	62 George Street Port Chalmers		Façade to George Street including fenestration and timber window joinery and doors, mouldings and architectural details.
B691	Residential building	68 George Street Port Chalmers		Facade and bulk appearance to George Street
B692	Residential building	71 George Street Port Chalmers		Facade and bulk appearance to George Street
B693	Residential building	39 Grey Street Port Chalmers		Entire external building envelope and bluestone fence
B694	Residential building	27 Harbour Terrace Careys Bay		Entire external building envelope
B695	Residential building	25 Harrington Street Port Chalmers		Entire external building envelope
B696	Residential building	55 Harrington Street Port Chalmers		Facade and bulk appearance to Harrington Street
B698	Residential building	20 Island Terrace Port Chalmers		Entire external building envelope
B699	Carey's Bay Hotel	17 Macandrew Road Careys Bay		Entire external building envelope, excluding garage
B701	St Mary's Star of the Sea Presbytery	34 Magnetic Street Port Chalmers	2	Entire external building envelope
B702	St Mary's Star of the Sea Church	34 Magnetic Street Port Chalmers	2	Entire external building envelope
B703	Chick's Hotel	2 Mount Street Port Chalmers	2	Entire external building envelope
B704	Iona Church and Johnstone Hall	24 Mount Street Port Chalmers	1	Entire external building envelope and interior

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B705	Residential building	7 Scotia Street Port Chalmers		Entire external building envelope
B706	Holy Trinity Church	1 Scotia Street Port Chalmers	1	Entire external building envelope
B707	Residential building	3 Slant Street Careys Bay		Entire external building envelope
B708	Residential building	26 Stevenson Avenue Sawyers Bay	2	Entire external building envelope
B710	Residential building	47 Wickliffe Terrace Port Chalmers	2	Facade and bulk appearance to Wickliffe Terrace
B711	Residential building	67 Wickliffe Terrace Port Chalmers		Facade and bulk appearance to Wickliffe Terrace
B713	Winchendon Barn	83 Jeffcoates Road Waldronville	2	Entire external building envelope
B714a	Smaill's Homestead and Outbuildings	2 Southdale Road Ocean Grove	2	Entire external building envelopes, excluding two-storeyed timber addition to rear of Smaill's Homestead
B714b	Smaill's Homestead and Outbuildings	2 Southdale Road Ocean Grove	2	Entire external building envelopes, excluding two-storeyed timber addition to rear of Smaill's Homestead
B717	St John's Church	94 Beach Street Waikouaiti	1	Entire external building envelope and interior
B718	Waikouaiti Post Office (former)	154 Main Road Waikouaiti	2	Entire external building envelope
B719	Matanaka Farm Stables	51 Matanaka Road Waikouaiti	1	Entire external building envelope and interior
B720	Matanaka Farm Schoolroom	51 Matanaka Road Waikouaiti	1	Entire external building envelope and interior
B721	Matanaka Farm Store	51 Matanaka Road Waikouaiti	1	Entire external building envelope and interior
B722	Matanaka Farm Granary	51 Matanaka Road Waikouaiti	1	Entire external building envelope and interior
B724	St Barnabas Anglican Church	266 Coast Road Waikouaiti	2	Entire external building envelope and interior
B725	Wingatui Railway Station	8 Crossan Terrace Wingatui	2	Entire external building envelope

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B726	Wingatui Railway Station Signal Box	8 Crossan Terrace Wingatui	2	Entire external building envelope
B727	Taieri House	270 Factory Road Mosgiel	1	Entire external building envelope
B736	University of Otago Zoology Building	340 Great King Street Dunedin		Facade to Great King Street
B737	Glenallen	114 Henley Road Henley	2	Entire external building envelope
B738	Caversham Church	61 Thorn Street Dunedin	1	Entire external building envelope and interior
B739	Pukehiki Community Church	1055 Highcliff Road Dunedin	2	Entire external building envelope and interior
B740	Residential building	176 Queen Street Dunedin		Entire external building envelope
B741	Residential building	178 Queen Street Dunedin		Entire external building envelope
B742	Residential building	180 Queen Street Dunedin		Entire external building envelope
B743	Residential building	182 Queen Street Dunedin		Entire external building envelope
B744	Dunedin Public Art Gallery (former)	190 Union Street Dunedin	1	Entire external building envelope
B745	Salisbury (house)	141 Wairongoa Road North Taieri	2	Entire external building envelope
B746	Waikouaiti Museum (former Bank of New Zealand)	200 Main Road Waikouaiti	2	Entire external building envelope
B747	Pilot Houses (3)	76, 78 and 80 Moana Street Aramoana (the Spit)	2	Entire external building envelopes
B748	Marinoto	72 Newington Avenue Dunedin	2	Entire external building envelope
B749	St Michael's Antiochian Orthodox Church	70 Fingall Street Dunedin	2	Entire external building envelope and interior
B750	Residential building	2 Willowbank Dunedin	2	Entire external building envelope
B751	Quarantine Island Married Quarters	Quarantine Island/Kamau Taurua, Otago Harbour	Historic Area	Entire building

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B754	Greg & Co Building (former Greggs Coffee Factory)	21 Fryatt Street Dunedin	Historic Area	Facade and bulk appearance to Fryatt Street
B755	Wharf Hotel	25 Fryatt Street Dunedin	Historic Area	Facade and bulk appearance to Fryatt Street
B756	Waterside Workers Building (former)	57 Fryatt Street Dunedin	Historic Area	Facade and bulk appearance to Fryatt Street
B757	Wilson & Canham Ltd Warehouse (former)	63 & 65 Fryatt Street Dunedin	Historic Area	Facade and bulk appearance to Fryatt Street
B758	Waterfront Industry Commission Building (former)	27 Willis Street Dunedin	Historic Area	Entire external building envelope
B759	The Iron & Steel Company of NZ Ltd Store (former)	39 Willis Street Dunedin	Historic Area	Facade and bulk appearance to Willis Street
B760	The Evening Star Store (former)	68 Willis Street Dunedin	Historic Area	Entire external building envelope
B761	The Otago Daily Times Warehouse	34 Mason Street Dunedin	Historic Area	Entire external building envelope
B762	Farra Engineering	43 Cresswell Street Dunedin	Historic Area	Facades and bulk appearance to Tewsley and Cresswell Streets
B763	Plato (former British Sailors Society Building)	2 Birch Street Dunedin	Historic Area	Entire external building envelope
B765	Farra Dunedin Engineering Co	17 Willis Street Dunedin	Historic Area	Bulk appearance as viewed from the Fryatt/ Fish Street corner
B766	Dunedin Engineering & Steel	24 Willis Street Dunedin	Historic Area	The single storey Art Deco office building facing Thomas Burns Street - entire external building envelope
B767	Dunedin Engineering & Steel	24 Willis Street Dunedin	Historic Area	The building along Willis Street - bulk appearance as viewed from Willis Street
B768	Sargood, Son & Ewen (Radcliffe Shoes)	20 Cresswell Street Dunedin	Historic Area	The two storied section occupying the Fairley/ Willis Street corner - bulk appearance
B769	Sargood, Son & Ewen	36 Cresswell Street Dunedin	Historic Area	Entire external building envelope

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B770	Farra Bros Workshop	43 Cresswell Street Dunedin	Historic Area	Facades and bulk appearance to Cresswell Street
B771	Tucker Box	14 Mason Street Dunedin		Entire external building envelope
B772	Wool & Skin Turner Bros Exporters (former)	51 Fryatt Street Dunedin	Historic Area	Bulk appearance as viewed from the Fryatt/ Fish Street corner
B774	National Mortgage and Agency Co. (former)	49 Water Street Dunedin		Entire building envelope including façade fenestration (but excluding parapet cornice) and glazing, stylobate stonework and grilles, doors to main entrance. Interior foyer including tiles, original plaster ceiling in ground floor space.
B775	Ramsay's Building (former)	49 Vogel Street Dunedin		Façade to Vogel Street including fenestration and timber and steel framed window joinery but allowing for restoration of prie dieu windowsills on Vogel Street, mouldings and architectural details. Excluding aluminium doors to ground floor.
B776	Keith Ramsay and Henry Guthrie's Offices (former)	135 Cumberland Street Dunedin		Façade to Cumberland Street including mouldings and architectural details, fenestration, doors and timber and steel window joinery, but allowing for restoration where these have been modified.
B777	Union Steamship Co. Offices and Garage (former)	57 Vogel Street Dunedin		Façades to Vogel Street and Cumberland Streets including fenestration, timber doors and window joinery, but allowing for restoration where these have been modified, mouldings and architectural details. Excluding modern aluminium doors to Cumberland Street and Vogel Street.



Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B778	Otago Grain and Wool Exchange/2nd Donald Reid Woolstore (former)	77 Vogel Street		Entire building envelope including fenestration, timber window joinery and entrance buffers, but excluding modern garage and entrance doors and ground floor louvres, allowing for restoration of original ground floor window joinery and glazing. Interior timber columns and joists and ceiling sarking on top floor.
B779	Dalgety and Co. Ltd Building (former)	115 Cumberland Street Dunedin		Entire building envelope including fenestration, timber window joinery and doors but excluding modern entrance doors. Stone walls on ground floor.
B780	Otago Education Board Offices (former)	75 Crawford Street Dunedin		Façades to Jetty Street and Crawford Street including fenestration and timber windows and entrance doors (but excluding modern door on Crawford Street), mouldings (and allowing for restoration of the pediment on Crawford Street). Main staircase. Plaster ceilings in ground floor corner office, first floor corner office.
B781	Otago Harbour Board Offices (former)	43 Jetty Street Dunedin		Façades to Jetty Street and Vogel Street including fenestration and timber window joinery, mouldings and architectural details, main entrance doors and leadlight windows. Excluding Vogel Street façade including and south of garage door.
B782	Stone, Son and Co. (former)	57 Crawford Street Dunedin		Entire building envelope allowing for reinstatement of original mouldings and fenestration, first floor timber window joinery.

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B783	John McIndoe Building (former)	51 - 53 Crawford Street Dunedin		Entire building envelope including leadlight window at 53 Crawford allowing for restoration of original mouldings. Excluding modern fenestration and windows at ground floor of 51 Crawford.
B784	Former John McIndoe Building	76 Vogel Street Dunedin		Entire building envelope allowing for restoration of original mouldings and fenestration. Excluding modern fenestration. Internal ceiling sarking.
B785	Mackerras & Hazlett's Bonded Store (former)	43 Crawford Street Dunedin		Entire building envelope including fenestration (but excluding ground floor fenestration to Crawford Street and allowing for restoration of original fenestration), mouldings and architectural details, timber window joinery and doors.
B786	Victoria Chambers	7 Crawford Street Dunedin		Including fenestration, steel and timber framed window joinery, entrance doors, leadlighting and façade mouldings, flagpole and mount.
B787	Milburn Lime & Cement Co. Ltd Building (former)	89 Bond Street Dunedin		Entire building envelope including fenestration, steel-framed window joinery, glass bricks, concrete mouldings, architectural details, allowing for restoration of original design features. Internal: tiles to Crawford Street 'entrance hall'.
B788	Donald Stuart Building (former)	82 - 84 Bond Street Dunedin		Entire external building envelope including fenestration, timber window joinery on 82 Bond Street, mouldings, and architectural on both buildings, allowing for restoration of period window joinery in 84 Bond Street.

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B789	Briscoe & Co. Iron Yard (former)	88 Bond Street Dunedin		Entire building envelope including iron finial, exposed brickwork, and Victorian mouldings, allowing for restoration of gables and arched entranceways.
B790	Briscoe & Co. Iron Yard (former)	90 Bond Street Dunedin		Entire building envelope including iron finial, exposed brickwork, and Victorian mouldings, allowing for restoration of gables and arched entranceways.
B791	John Edmond Building (former)	373 Princes Street Dunedin		Façade to Bond Street including fenestration, steel window joinery mouldings and architectural detail. Alleyway curtilage.
B792	NMA No.1 & No. 2 Store (former)	105 Cumberland Street/ 31 Police Street Dunedin		Entire building envelope excluding southern altered façade. Including fenestration, barred windows, timber window joinery, vehicle entrance buffers, sawtooth roof, internal columns and joists to ground floor.
B793	Spencer and Dunkley Building (former)	66 Vogel Street Dunedin		Entire building envelope including fenestration, mouldings and architectural detail, excluding fire escape, modern glazing and doors on ground floor. Interior remains of goods lift.
B794	Coulls, Sommerville, Wilkie Building (former)	39 Crawford Street (60-64 Vogel Street)		Façade to 60 - 64 Vogel Street including fenestration and steel window joinery (but excluding modern joinery on ground floor) mouldings and architectural details.
B795	NMA Wool Stores (former)	143 Vogel Street Dunedin		Entire external building envelope including fenestration, steel window joinery, and sawtooth roof.

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B796	Dalgety No. 2 Store (former)	127 Vogel Street Dunedin		Entire external building envelope Including fenestration and timber window joinery but excluding modern doors.
B797	Maritime Building (former)	11 Crawford Street Dunedin		Façade to Crawford Street including fenestration, mouldings and architectural details.
B798	South City Substation	17 Crawford Street Dunedin		Facades to Crawford Street and Vogel Street and including brick blast screens and central corridor.
B799	Commercial Union Building (former)	23 Crawford Street Dunedin		Façades to Crawford and Water Street. Including corner entrance, tiles, and exposed stone.
B800	Tiger Tea Building (former)	8 Vogel Street Dunedin		Entire building envelope including fenestration, remaining steel and timber window joinery but excluding modern aluminium joinery.
B801	Angus Buildings (former)	471 Princes Street Dunedin		Entire building envelope including fenestration and timber-framed external windows (excluding glass curtain wall), stonework on Bond Street facade.
B802	Brown's Drapers (former)	3 Stafford Street/ 366 Princes Street Dunedin		Facades to Stafford and Princes Street including fenestration, timber window joinery, architectural details and mouldings, and verandah support details.
B803	Crust and Crust (former)	20 Manse Street Dunedin		Façade to Manse Street including fenestration and all architectural mouldings and details, including Crust and Crust. name, allowing for restoration of period joinery.

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B804	Ross & Glendining (former) no. 1 building	8 Stafford Street Dunedin		Entire building envelope including fenestration and steel and timber joinery, architectural mouldings and other decoration (including lettering in relief) but allowing for restoration of earlier architectural detail, exposed brickwork and concrete. Excluding modern ground floor doors and security grilles.
B805	Ross & Glendining (former) no. 3 building	167 High Street Dunedin		Entire building envelope including original fenestration, exposed brickwork and concrete, timber and steel framed joinery, excluding modern aluminium joinery and allowing for restoration of original style of joinery.
B806	Gillies, Street & Hislop building (former)	1 Vogel Street Dunedin		Façades to Queens Gardens and Vogel Street including Victorian fenestration, timber window joinery, mouldings and architectural details, excluding 1961 extension
B807	McVickar's Building (former)	470 Moray Place Dunedin		Entire building envelope including facade fenestration and remaining wooden window joinery excluding modern aluminium joinery, decorative mouldings, unpainted brick and stone walls, arches at rear basement level
B808	278 George Street	278 George Street Dunedin		Façade to George Street above verandah, including fenestration, timber window joinery, mouldings and architectural details.
B809	280 George Street	280 George Street Dunedin		Façade to George Street above verandah, including fenestration, timber window joinery, mouldings and architectural details.

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B810	Edinburgh News (former)	352 George Street Dunedin		Façade to George Street above verandah including fenestration, timber window joinery allowing for restoration of partially blinded window, mouldings and architectural details.
B815	Caledonian War Memorial Gymnasium	265 Andersons Bay Road		Entire building envelope including unrendered and unpainted concrete block end walls and glass curtain walls.
B816	Oamaru Ltd (former)	124 King Edward Street Dunedin		Façades to Hillside Road and King Edward Street above verandah, including fenestration, mouldings and architectural details. Excluding aluminium window joinery and allowing for restoration of timber double hung sash joinery.
B817	380 George Street	380 George Street Dunedin		Façade to George Street above verandah including fenestration, excluding 1994 detailing additions, but allowing for reinstatement of original Victorian details.
B818	371 - 373 George Street	371 - 373 George Street Dunedin		Façade to George Street above verandah including fenestration, mouldings and architectural details, allowing for reinstatement of timber double hung sash windows.
B820	Dental School / Walsh Building	35 Frederick Street	1	Entire building envelope including decorative concrete mosaics, glass curtain wall and Staup sculptures. To have effect upon the issue of Code Compliance Certificate(s) for the redevelopment work authorised by building consent ref. ABA-2016-513 and any variations, amendments or related building consents.

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B822	Dandie Dinmont Hotel (Former)	166 Portobello Road	2	Entire building envelope including fenestration, architectural mouldings and details, timber joinery and doors. Also external stone wall and gate posts.
B823	Cargill House, T&G Building (former)	T&G Building/Upstart House - 333-339 Princes Street and 10 Jetty Street		Façades to Princes Street and Jetty Street including granite cladding to both facades, fenestration and window frame design above ground floor.
B824	Bell Tea Company building (former)	15 Hope Street		Facades of the 1924 building to Hope and Carroll Streets above ground floor including exposed brickwork, fenestration, bell-shaped decoration, door grilles. Excludes doors and windows, parapet signage, door grilles and ground floor on both facades
B825	Sammy's (former), His Majesty's Theatre (former), Otago Agricultural Hall (former)	65 Crawford Street		Façade to Vogel Street and north facing brick wall including unpainted brick, architectural details and timber doors to alley. Excluding modern breeze block insertions, fire escape and vent. Interior: Decorative plasterwork and proscenium arch.
B826	Hocken Building (former), Richardson Building	85 Albany Street	1	Entire building envelope excluding modern additions/alterations.
B827	Caversham Immigration Barracks	2 Elbe Street		Entire building envelope
B828	St Peter's Anglican Church Complex	500 Hillside Road, 57 Baker Street, 60 Eastbourne Street, Caversham	2	Entire building envelope of vicarage, Church and cottage, excluding modern parish centre

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B829	Manor Place Public Lavatory (former)	Intersection of Manor Place, Hope Street, Princes Street		Entire external building envelope and internal features, including unpainted brick and concrete, window grilles but excluding bricked up entrances and utility equipment attached to the structure. Interior tiling and other original features where salvageable.
B830	Pelichet Bay Infectious Disease Hospital (former)	50 Butts Road	1	Entire external building envelopes of former Fever Hospital building and morgue.
B831	Resident Technician's Cottage	185 Hatchery Road	2	Entire external building envelope, including fenestration and timber window joinery.
B832		18 Neville Street	1	Entire external building envelope of 1929 turnstile building, including doorways, unpainted brick, painted signs.
B834	Residential building	30 Elm Row		Façades to Elm Row and eastern elevation visible from Elm Row and Bishops Place, including fenestration and timber joinery allowing for removal of roughcast.
B835	Residential building	3 Bishops Road		Façade to Bishop's Road and eastern elevation visible from Elm Row and Bishops Place, including fenestration and timber joinery but allowing for restoration of original fenestration patterns.
B837	Exchange buildings	174 Gordon Road, Mosgiel		Façade to Gordon Road including fenestration, timber Queen Anne style windows on first floor, parapet, unpainted brick and plaster.
B839	Seacliff Lunatic Asylum (former)	36 and 22 Russell Road, Seacliff	1	Entire external building envelope of blacksmith shop, morgue, motor garage, kitchen block, laundry block, isolation cell, boiler house, excluding asbestos roofs.
B840	Waikouaiti Grandstand	2 Clackmannan Road		Entire building envelope

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B841	St James' Theatre (former)	11 Moray Place	1	Façade to Moray Place below verandah including doors, decorative glazing. Internal features: first floor long room interior; all extant murals whether visible or not.
B842	Caversham Infant School (former)	25 College Street, Caversham		Entire building envelope including fenestration, timber glazing and architectural details.
B843	Caversham School Gymnasium	25 College Street, Caversham		Entire building envelope including fenestration and timber joinery
B844	Caversham School (former) Memorial Gateway	217 South Road, Caversham		Entire structure
B845	Residential building	140 Queen Street, Dunedin		Entire building envelope
B846	Residential building	18 Adam Street		Façade to Adam Street including fenestration, timber joinery, weatherboards, timber balconies and architectural detail, low fences and retaining walls.
B847	Residential building	14 Adam Street		Façade to Adam Street including fenestration, timber joinery, weatherboards, timber balconies and architectural detail, low fences and retaining walls.
B848	Residential building	12 Adam Street		Façade to Adam Street including fenestration, timber joinery, weatherboards, timber balconies and architectural detail, low fences and retaining walls.
B849	Residential building	8 Adam Street		Façade to Adam Street including fenestration, timber joinery, weatherboards, timber balconies and architectural detail, low fences and retaining walls.



Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B850	Residential building	4 Adam Street		Façades to Adam Street and Russell Street including fenestration, timber joinery, weatherboards, timber balconies and architectural detail, low fences and retaining walls.
B851	Residential building	4A Adam Street		Façades to Adam Street and Russell Street including fenestration, timber joinery, weatherboards, timber balconies and architectural detail, low fences and retaining walls.
B1292	Otago Therapeutic Pool	464 Cumberland Street Dunedin	2	Entire building envelope and interior reinforced concrete portal frames

Scheduled Heritage Structures {Confirmed for addition - Her cl.16}

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B017	Wolf Harris Fountain	901 Great King Street Nth Dunedin	2	Entire structure
B019	Bandstand-Soundshell	901 Great King Street Nth Dunedin	2	Entire structure
B035	Cargill's Castle (ruins)	111D Cliffs Road Dunedin	1	Entire structure
B046	James Macandrew Statue	31 Queens Gardens Dunedin	2	Entire structure
B056	Dowling Street Steps	R Dowling Street Dunedin	2	Entire structure
B145	Bluestone retaining wall	371 George Street Dunedin	2	Bluestone wall
B347	Kaikorai Primary School, Memorial Arches	22 Tyne Street Dunedin		Entire structure
B395 (ii)	Corstorphine House (gates & walls)	23A Milburn Street Dunedin	2	Entire structure
B395 (iii)	Corstorphine House (gazebo)	23A Milburn Street Dunedin	2	entire structure
B418	North East Valley School Memorial Gates	248 North Road Dunedin	2	entire structure
B421	Drystone Walling	877 Highcliff Road Dunedin	1	All examples of drystone walling found on the property
B422 (iii)	Larnach Castle Cupola	145 Camp Road Pukehiki	1	Entire structure
B423	Sandymount Lime Kilns	16 and 55 Sandymount Road	1	Entire structures
B499	Cargill's Monument	R Rattray Street Dunedin	1	Entire structure
B501	Cenotaph	20 Queens Gardens Dunedin	2	Entire structure
B502	Queen Victoria Statue	20 Queens Gardens Dunedin	2	Entire structure
B503	Stuart Statue	BLK LIV Rattray Street, Dunedin	1	Entire structure
B516	Ross Creek Valve Tower	20 Booth Road Dunedin	1	Entire structure

Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B517	Ross Creek Earth Dam	20 Booth Road Dunedin	1	Entire structure
B579	Armstrong Disappearing Gun	1259 Harington Point Road Peninsula		Entire structure
B589	Robert Burns Statue	SEC 1 RESERVE NO 2 SO 12279 TN OF DUNEDIN The O...	1	Entire structure
B604	Bridge Abutments (former)	Vogel Street Dunedin		Entire building envelope including all stonework, architectural details, stairs, lamp standard bases.
B642	Otago Harbour Walls	R Aramoana Road Port Chalmers	1	Entire stone structure within the following distances: 19.4 km on the east side of Harbour, 8.3 km from Port Chalmers to Aramoana, 1.3 km around Back Beach, approximately 8.5km of old and current railway causeways
B659	Flagstaff	R Aurora Terrace Port Chalmers	2	Entire structure
B664	Scott Expedition Memorial	100 Blueskin Road Port Chalmers	2	Entire structure
B712	Stone Wall along Wickliffe Terrace	89 Wickliffe Terrace Port Chalmers		Bluestone wall only
B716	Fort Taiaroa	1245 Harington Point Road Peninsula	1	Entire structure
B723	Matanaka Farm Three-Seater Privy	51 Matanaka Road Waikouaiti	1	Entire external building envelope and interior
B728	Henley Bridge	Part Taieri river bed at end of Henley Road		Steel through truss, timber decked bridge
B730	Pukerangi Road Bridge	R Pukerangi Road Middlemarch		Steel truss road-rail bridge
B731	Harcus Road Bridge	R Harcus Road Sutton		Timber decked suspension bridge
B732	Hyde-Macraes Road Bridge	R Eton Street Hyde	2	Iron truss and timber bridge
B733	George Street Bridge	R George Street Dunedin	2	Reinforced concrete arch bridge
B734	St David Street Footbridge	R St David Street Dunedin	2	Cast iron foot bridge



Site Number	Item/Building Name	Address	HNZ Category	Protection Required
B735	Union Street Foot Bridge	R Union Street Dunedin	2	Stone footbridge and wrought iron railing
B773a	Stone walls and railway abutment	2 Birch Street Dunedin	Historic Area	Entire structures
B773b	Stone walls and railway abutment	1A Roberts Street Dunedin	Historic Area	Entire structures
B773c	Stone walls and railway abutment	8 Wharf Street Dunedin	Historic Area	Entire structures
B811	Green Island School War Memorial	3 Howden Street Green Island		Entire structure
B812	Andersons Bay School Memorial Arch	92 Jeffery Street		Entire structure
B813	Otago Peninsula Fallen Soldiers' Memorial	548 Highcliff Road		Entire structure
B814	Memorial to the Fallen Soldiers of the West Taieri	Hoylake Street Outram		Entire structure
B833	High Street School (former) Memorial Arch and Gateway	7 Montpellier Street	2	Entire war memorial including plaques and wrought iron fence to boundary of site

Scheduled Heritage Sites {Confirmed for addition - Her cl.16}

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

Site Number	Place	Address	Significance	Protection Required	Heritage Precinct
HS03	Southern Cemetery	18 South Road Dunedin		Entire mapped area, including the exteriors of structures	Wider District - non precinct
HS04	Quarantine Island/ Kamau Taurua Historic Area	1 Quarantine Island Port Chalmers		Entire mapped area, including entire external building envelopes	Wider District - non precinct
HS05	Goat Island/ Rangiriri Historic Area	Goat Island/Rangiriri, Otago Harbour		Entire area covered by legal description	Wider District - non precinct
HS06	Taiaroa Head	Taiaroa Head		The whole site	Wider District - non precinct
HS07	Cargill's Castle	Cliffs Road		The whole site	Wider District - non precinct
HS08	Gasworks	20 Braemar Street		The whole site	Wider District - non precinct
HS09	Ross Creek Dam	20 Booth Road		The whole site	Wider District - non precinct
HS10	University Clock Tower	362 Leith Street		The whole site	Wider District - non precinct
HS11	Queens Gardens	20 Queens Gardens		The whole site	Wider District - non precinct
HS12	Dunedin Railway Station	20 Anzac Avenue		The whole site	Stuart Street Commercial



Site Number	Place	Address	Significance	Protection Required	Heritage Precinct
HS13	Former Synagogue	29 Moray Place Dunedin		The whole site	Moray Place - Dowling Street Commercial
HS14	Olveston	42 Royal Terrace Dunedin		The whole site	Royal Tce - Pitt Street - Heriot Row Residential
HS15	Matanaka Farm	51 Matanaka Road Waikouaiti		The whole site	Wider District - non precinct
HS16	Upper Junction War Memorial	860 North Road Dunedin		Headstones, memorial stone and plaques	Wider District - non precinct
HS17	Old Dunstan Road	Old Dunstan Road	National	Old Dunstan Road from Clarks Junction to DCC boundary, 20 metres (legal width) from the centre of the road, or the formed road where it varies from the legal road. Includes any features within the legal width, road linkages on original alignments, and any historic associated structures (such as bridges, buildings, ruins, culverts, embankments, revetments, fences, ditches, abandoned alignment (immediately adjacent), and signs).	NONE
HS18	Truby King Reserve	36 and 22 Russell Road, Seacliff	National	Entire Truby King Reserve, remains and archaeology of former Seacliff site including remnant of rear ground floor retaining wall.	NONE

Character Contributing Buildings {Confirmed for addition - Her cl.16}

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

Site Number	Building name	Address	Heritage Precinct
CC001	Commercial building	19 George Street Port Chalmers	Port Chalmers Commercial
CC002	Commercial building	15 George Street Port Chalmers	Port Chalmers Commercial
CC003	Residential building	6 Grey Street Port Chalmers	Port Chalmers Commercial
CC004	Residential building	10 Grey Street Port Chalmers	Port Chalmers Commercial
CC005	Commercial building	20 Beach Street Port Chalmers	Port Chalmers Commercial
CC006	Otago Seafarers	12 George Street Port Chalmers	Port Chalmers Commercial
CC007	Commercial building	24 George Street Port Chalmers	Port Chalmers Commercial
CC008	Commercial building	26 George Street Port Chalmers	Port Chalmers Commercial
CC009	Railway Structures (tunnel entrance)	SEC 1 Dunedin - Tranzrail, Dunedin	Port Chalmers Commercial
CC010	Commercial buildings	384 George Street	George Street Commercial
CC011	AMP Building	151 Princes Street Dunedin	Princes Street - Exchange Commercial
CC012	John Wickliffe House	265 Princes Street Dunedin	Princes Street - Exchange Commercial
CC014	Commercial building	22 Albany Street Dunedin	George Street Commercial
CC015	Commercial building	210 George Street Dunedin	George Street Commercial
CC016	Commercial building	237C Moray Place Dunedin	George Street Commercial
CC017	Commercial building	237B Moray Place Dunedin	George Street Commercial
CC018	Commercial building	237A Moray Place Dunedin	George Street Commercial
CC019	Commercial building	363 George Street Dunedin	George Street Commercial
CC020	Commercial building	11 Frederick Street Dunedin	George Street Commercial
CC021	Commercial building	21 Frederick Street Dunedin	George Street Commercial
CC023	Commercial building	328 George Street Dunedin	George Street Commercial
CC024	Commercial building	324 George Street Dunedin	George Street Commercial
CC025	Commercial building	304 George Street Dunedin	George Street Commercial
CC026	Commercial building	55 Hanover Street Dunedin	George Street Commercial
CC027	Commercial building	290 George Street Dunedin	George Street Commercial
CC028	Commercial building	272 George Street Dunedin	George Street Commercial

Site Number	Building name	Address	Heritage Precinct
CC029	Commercial building	266 George Street Dunedin	George Street Commercial
CC030	Commercial building	248 George Street Dunedin	George Street Commercial
CC031	Commercial building	234 George Street Dunedin	George Street Commercial
CC032	Commercial building	232 George Street Dunedin	George Street Commercial
CC033	Commercial building	60 St Andrew Street Dunedin	George Street Commercial
CC034	Commercial building	72 St Andrew Street Dunedin	George Street Commercial
CC035	Commercial building	74 St Andrew Street Dunedin	George Street Commercial
CC036	Commercial building	88 St Andrew Street Dunedin	George Street Commercial
CC037	Commercial building (excluding St Andrew Street Wall Street Mall entrance)	30 St Andrew Street Dunedin	George Street Commercial
CC038	Commercial building	41 Filleul Street Dunedin	George Street Commercial
CC039	Commercial building	7 St Andrew Street Dunedin	George Street Commercial
CC040	Commercial building	17 St Andrew Street Dunedin	George Street Commercial
CC041	Commercial building	167 George Street Dunedin	George Street Commercial
CC042	Commercial building	133 George Street Dunedin	George Street Commercial
CC043	Commercial building	125 George Street Dunedin	George Street Commercial
CC044	Commercial building	117 George Street Dunedin	George Street Commercial
CC045	Commercial building	111 George Street Dunedin	George Street Commercial
CC046	Commercial building	101 - 103 George Street Dunedin	George Street Commercial
CC047	Commercial building	198 George Street Dunedin	George Street Commercial
CC048	Commercial building	132 George Street Dunedin	George Street Commercial
CC049	Commercial building	1 Bath Street Dunedin	George Street Commercial
CC050	Commercial building	76 St Andrew Street Dunedin	George Street Commercial
CC051	YWCA	12 St Andrew Street Dunedin	George Street Commercial
CC052	Commercial building	7 Frederick Street Dunedin	George Street Commercial
CC053	Commercial building	139 Stuart Street Dunedin	The Octagon Commercial
CC054	Commercial building	3 The Octagon Dunedin	The Octagon Commercial
CC055	Commercial building	6 The Octagon Dunedin	The Octagon Commercial
CC056	Commercial building	10 The Octagon Dunedin	The Octagon Commercial
CC057	Commercial building	11 The Octagon Dunedin	The Octagon Commercial

Site Number	Building name	Address	Heritage Precinct
CC058	Commercial building	21 The Octagon Dunedin	The Octagon Commercial
CC059	Commercial building	26 The Octagon Dunedin	The Octagon Commercial
CC060	Commercial building	18 Princes Street Dunedin	The Octagon Commercial
CC061	Commercial building (facing Anzac Avenue)	1-3, 2-3, 3-3, 4-3 Anzac Avenue Dunedin	Stuart Street Commercial
CC062	Commercial building	28 Stuart Street Dunedin	Stuart Street Commercial
CC063	Commercial building	18 Stuart Street Dunedin	Stuart Street Commercial
CC064	Commercial building	252 Cumberland Street Dunedin	Stuart Street Commercial
CC065	Commercial building	245 Cumberland Street Dunedin	Stuart Street Commercial
CC066	Commercial building	79 Stuart Street Dunedin	Stuart Street Commercial
CC067	Commercial building	356 Moray Place Dunedin	Stuart Street Commercial
CC068	Commercial building	25 Bath Street Dunedin	Stuart Street Commercial
CC069	Commercial building	366 Moray Place Dunedin	Stuart Street Commercial
CC070	Commercial building	126 Stuart Street Dunedin	Stuart Street Commercial
CC071	Pioneer Womens Hall	362 Moray Place Dunedin	Stuart Street Commercial
CC072	A & T Burts Limited (former)	70 Stuart Street Dunedin	Stuart Street Commercial
CC074	Commercial building	401 Moray Place Dunedin	Moray Place - Dowling Street Commercial
CC075	Commercial building	236 Stuart Street Dunedin	Moray Place - Dowling Street Commercial
CC076	Commercial building (excluding building at rear of section)	36 Moray Place Dunedin	Moray Place - Dowling Street Commercial
CC077	Commercial building	24 Moray Place Dunedin	Moray Place - Dowling Street Commercial
CC078	Commercial building	55 Princes Street Dunedin	Moray Place - Dowling Street Commercial
CC079	Commercial building	43 Moray Place Dunedin	Moray Place - Dowling Street Commercial
CC080	Commercial building	31 Moray Place Dunedin	Moray Place - Dowling Street Commercial
CC081	Commercial building	14 Dowling Street Dunedin	Moray Place - Dowling Street Commercial
CC083	Commercial building	5 Queens Gardens Dunedin	Moray Place - Dowling Street Commercial

Site Number	Building name	Address	Heritage Precinct
CC084	Kirkland Chambers	83 Moray Place Dunedin	Moray Place - Dowling Street Commercial
CC085	Commercial building	111 Moray Place Dunedin	Moray Place - Dowling Street Commercial
CC087	Leviathan Hotel	27 Queens Gardens Dunedin	Stuart Street Commercial
CC088	Commercial building	190 Princes Street Dunedin	Princes Street - Exchange Commercial
CC089	Commercial building	192 Princes Street Dunedin	Princes Street - Exchange Commercial
CC090	Commercial building	333 Princes Street Dunedin	Princes Street - Exchange Commercial
CC091	Commercial building	12 Manse Street Dunedin	Princes Street - Exchange Commercial
CC092	Commercial building	145 High Street Dunedin	Princes Street - Exchange Commercial
CC093	Residential building	52 Dundas Street Dunedin	North Ground Residential
CC094	National Insurance Building	300a Princes Street Dunedin	Princes Street - Exchange Commercial
CC095	Commercial building	320 Princes Street Dunedin	Princes Street - Exchange Commercial
CC096	Commercial building	385 Princes Street Dunedin	South Princes Commercial
CC097	Cargill House (former)	123 Princes Street Dunedin	Princes Street - Exchange Commercial
CC101	Commercial building on corner site	1 Vogel Street Dunedin	Warehouse Industrial Commercial
CC102	Community purposes building (church)	22 Vogel Street Dunedin	Warehouse Industrial Commercial
CC106	Commercial building	95 Crawford Street Dunedin	Warehouse Industrial Commercial
CC107	Commercial building	80 Crawford Street Dunedin	Warehouse Industrial Commercial
CC109	Commercial building	20 - 26 Princes Street Dunedin	The Octagon Commercial
CC110	Trident House	40 Jetty Street Dunedin	Warehouse Industrial Commercial
CC111	Residential building	6 View Street Dunedin	View Street Commercial
CC112	Residential building	8 View Street Dunedin	View Street Commercial

Site Number	Building name	Address	Heritage Precinct
CC113	Residential building	4 View Street Dunedin	View Street Commercial
CC114	Residential building	5 View Street Dunedin	View Street Commercial
CC115	Residential building	3 View Street Dunedin	View Street Commercial
CC116	Residential building	2 View Street Dunedin	View Street Commercial
CC117	Allen Court	39 View Street Dunedin	View Street Commercial
CC118	Muir Court	7 View Street Dunedin	View Street Commercial
CC119	Residential building	890 Cumberland Street Dunedin	Dundas Street - Castle Street Residential
CC120	Residential building	888 Cumberland Street Dunedin	Dundas Street - Castle Street Residential
CC121	Residential building	886 Cumberland Street Dunedin	Dundas Street - Castle Street Residential
CC122	Albyn House	558 Great King Street Dunedin	North Ground Residential
CC123	Residential building	878 Cumberland Street Dunedin	Dundas Street - Castle Street Residential
CC124	Residential building	568 Great King Street Dunedin	North Ground Residential
CC125	Residential building	868 Cumberland Street Dunedin	Dundas Street - Castle Street Residential
CC126	Residential building	862 Cumberland Street Dunedin	Dundas Street - Castle Street Residential
CC127	Residential building	858 Cumberland Street Dunedin	Dundas Street - Castle Street Residential
CC128	Residential building	854 Cumberland Street Dunedin	Dundas Street - Castle Street Residential
CC129	Residential building	850 Cumberland Street Dunedin	Dundas Street - Castle Street Residential
CC130	Residential building	846 Cumberland Street Dunedin	Dundas Street - Castle Street Residential
CC131	Residential building	844 Cumberland Street Dunedin	Dundas Street - Castle Street Residential
CC132	Residential building	838 Cumberland Street Dunedin	Dundas Street - Castle Street Residential
CC133	Residential building	836A Cumberland Street Dunedin	Dundas Street - Castle Street Residential
CC134	Residential building	830 Cumberland Street Dunedin	Dundas Street - Castle Street Residential

Site Number	Building name	Address	Heritage Precinct
CC135	Residential building	828 Cumberland Street Dunedin	Dundas Street - Castle Street Residential
CC136	Residential building	824 Cumberland Street Dunedin	Dundas Street - Castle Street Residential
CC138	Residential building	695 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC139	Residential building	681 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC140	Residential building	673A Castle Street Dunedin	Dundas Street - Castle Street Residential
CC142	Residential building	592 Great King Street Dunedin	North Ground Residential
CC144	Residential building	663 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC145	Residential building	662A Castle Street Dunedin	Dundas Street - Castle Street Residential
CC146	Residential building	662 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC147	Residential building	660A Castle Street Dunedin	Dundas Street - Castle Street Residential
CC148	Residential building	660 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC149	Residential building fronting Castle Street	657 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC150	Residential building	655 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC151	Residential building (excluding rear extension)	654 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC152	Residential building	652 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC153	Residential building	640 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC154	Residential building	639B Castle Street Dunedin	Dundas Street - Castle Street Residential
CC155	Residential building	639A Castle Street Dunedin	Dundas Street - Castle Street Residential
CC156	Residential building	636 Castle Street Dunedin	Dundas Street - Castle Street Residential

Site Number	Building name	Address	Heritage Precinct
CC157	Residential building	632 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC158	Residential building	631 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC159	Residential building	630 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC160	Residential building	628 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC161	Residential building	627 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC162	Residential building	624 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC163	Residential building	621 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC164	Residential building	620 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC165	Residential building	615 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC166	Residential building	614 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC167	Residential building	610 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC169	Residential building	604 Great King Street Dunedin	North Ground Residential
CC170	Residential building	609 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC171	Residential building	608 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC172	Residential building	607 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC173	Residential building	606 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC174	Residential building	604 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC175	Residential building	603 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC176	Residential building	600 Castle Street Dunedin	Dundas Street - Castle Street Residential

Site Number	Building name	Address	Heritage Precinct
CC177	Residential building	596 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC178	Residential building	591 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC179	Residential building	590 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC180	Residential building	588 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC181	Residential building	48 Howe Street Dunedin	Dundas Street - Castle Street Residential
CC182	Residential building	447 Leith Street Dunedin	Dundas Street - Castle Street Residential
CC183	Residential building	445 Leith Street Dunedin	Dundas Street - Castle Street Residential
CC184	Residential building	443 Leith Street Dunedin	Dundas Street - Castle Street Residential
CC185	Residential building	44 Howe Street Dunedin	Dundas Street - Castle Street Residential
CC186	Residential building	43 Howe Street Dunedin	Dundas Street - Castle Street Residential
CC187	Residential building	42 Howe Street Dunedin	Dundas Street - Castle Street Residential
CC188	Residential building	41 Howe Street Dunedin	Dundas Street - Castle Street Residential
CC189	Residential building	40 Howe Street Dunedin	Dundas Street - Castle Street Residential
CC190	Residential building	39 Howe Street Dunedin	Dundas Street - Castle Street Residential
CC191	Residential building	38 Howe Street Dunedin	Dundas Street - Castle Street Residential
CC192	Residential building	37 Howe Street Dunedin	Dundas Street - Castle Street Residential
CC193	Residential building	36 Howe Street Dunedin	Dundas Street - Castle Street Residential
CC194	Residential building	35 Howe Street Dunedin	Dundas Street - Castle Street Residential
CC195	Residential building	34 Howe Street Dunedin	Dundas Street - Castle Street Residential

Site Number	Building name	Address	Heritage Precinct
CC196	Residential building	33 Howe Street Dunedin	Dundas Street - Castle Street Residential
CC197	Residential building	818 Cumberland Street Dunedin	Dundas Street - Castle Street Residential
CC198	Residential building	816 Cumberland Street Dunedin	Dundas Street - Castle Street Residential
CC199	Residential building	60 Dundas Street Dunedin	Dundas Street - Castle Street Residential
CC200	Residential building	587 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC201	Residential building	585 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC202	Residential building	583 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC203	Residential building	126 Dundas Street Dunedin	Dundas Street - Castle Street Residential
CC204	Residential building	124 Dundas Street	Dundas Street - Castle Street Residential
CC205	Residential building	122 Dundas Street Dunedin	Dundas Street - Castle Street Residential
CC206	Residential building	120 Dundas Street Dunedin	Dundas Street - Castle Street Residential
CC207	Residential building	118 Dundas Street Dunedin	Dundas Street - Castle Street Residential
CC208	Residential building	439 Leith Street Dunedin	Dundas Street - Castle Street Residential
CC209	Residential building	65 Dundas Street Dunedin	Dundas Street - Castle Street Residential
CC211	Residential building	683A, 683B & 683C Castle Street Dunedin	Dundas Street - Castle Street Residential
CC214	University of Otago H517 Student Flat	579 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC215	University of Otago H515 Student Flat	573 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC216	University Early Childhood Centre (buildings fronting Castle Street)	551 Castle Street Dunedin	Dundas Street - Castle Street Residential

Site Number	Building name	Address	Heritage Precinct
CC217	University of Otago H506 Science 2 Annexe	539 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC218	University of Otago H505 Student Flat	533 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC219	University of Otago H418 Grounds Depot	530 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC220	University of Otago H504 Te Roopu Maori	527 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC221	University of Otago H503 Science 1 Annexe	523 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC222	University of Otago H502 Maori Centre	519 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC223	University of Otago H420 Consumer and Applied Sciences	518 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC224	University of Otago H501 Te Kohanga Reo	515 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC225	University of Otago H626 Student Flat	117 Dundas Street Dunedin	Dundas Street - Castle Street Residential
CC226	University of Otago H625 Student Flat	113 Dundas Street Dunedin	Dundas Street - Castle Street Residential
CC227	University of Otago H624 Student Flat	109 Dundas Street Dunedin	Dundas Street - Castle Street Residential
CC228	University of Otago H512 Student Flat	563 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC229	University of Otago H623 Student Flat	107 Dundas Street Dunedin	Dundas Street - Castle Street Residential
CC230	Residential building	101 Dundas Street Dunedin	Dundas Street - Castle Street Residential
CC231	University of Otago H522 Student Flat	99 Dundas Street Dunedin	Dundas Street - Castle Street Residential
CC232	University of Otago H516 Student Flat	575 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC233	University of Otago H419 Consumer and Applied Sciences	520 Castle Street Dunedin	Dundas Street - Castle Street Residential
CC234	Residential building	7 Duke Street Dunedin	Willowbank Residential
CC235	Residential building	15 Duke Street Dunedin	Willowbank Residential
CC236	Residential building	18 Duke Street Dunedin	Willowbank Residential

Site Number	Building name	Address	Heritage Precinct
CC237	Residential building	14 Duke Street Dunedin	Willowbank Residential
CC238	Residential building	183 Queen Street Dunedin	Willowbank Residential
CC239	Residential building	177 Queen Street Dunedin	Willowbank Residential
CC240	Residential building	175 Queen Street Dunedin	Willowbank Residential
CC241	Residential building	173 Queen Street Dunedin	Willowbank Residential
CC242	Residential building	12 Duke Street Dunedin	Willowbank Residential
CC243	Residential building	8 Duke Street Dunedin	Willowbank Residential
CC244	Residential building	10 Duke Street Dunedin	Willowbank Residential
CC245	Residential building	24 Duke Street Dunedin	Willowbank Residential
CC246	Residential building	11 Duke Street Dunedin	Willowbank Residential
CC247	Residential building	1060 George Street Dunedin	Willowbank Residential
CC248	Residential building	3 Inverleith Street Dunedin	Willowbank Residential
CC249	Residential building	1 Inverleith Street Dunedin	Willowbank Residential
CC250	Residential building	3 Quentin Avenue Dunedin	Willowbank Residential
CC251	Residential building	1 Quentin Avenue Dunedin	Willowbank Residential
CC252	Residential building	186 Queen Street Dunedin	Willowbank Residential
CC253	Residential building	184 Queen Street Dunedin	Willowbank Residential
CC254	Residential building	4 Quentin Avenue Dunedin	Willowbank Residential
CC255	Residential building	4 Duke Street Dunedin	Willowbank Residential
CC256	Commercial building	995 George Street Dunedin	Willowbank Residential
CC257	Residential building	614 Great King Street Dunedin	North Ground Residential
CC258	Residential building	610 Great King Street Dunedin	North Ground Residential
CC291	Service Station (former)	644 Great King Street Dunedin	North Ground Residential
CC306	Commercial building (motel)	850 and 858 George Street Dunedin	George Street North Residential
CC307	Residential building	5 Howe Street Dunedin	George Street North Residential
CC308	Residential building	3 Howe Street Dunedin	George Street North Residential
CC309	Residential building	1 Howe Street Dunedin	George Street North Residential
CC310	Residential building	882 George Street Dunedin	George Street North Residential
CC311	Residential building	880 & 880A George Street Dunedin	George Street North Residential
CC313	Residential building	874 George Street Dunedin	George Street North Residential

Site Number	Building name	Address	Heritage Precinct
CC314	Residential building	868 George Street Dunedin	George Street North Residential
CC315	Residential building	12 Dundas Street Dunedin	George Street North Residential
CC316	Residential building	9 Dundas Street Dunedin	George Street North Residential
CC317	Residential building	11 Dundas Street Dunedin	George Street North Residential
CC318	Residential building	795 George Street Dunedin	George Street North Residential
CC319	Residential building at rear of property	783 George Street Dunedin	George Street North Residential
CC320	Residential building	745 George Street Dunedin	George Street North Residential
CC322	Residential building	667 George Street Dunedin	George Street North Residential
CC323	Residential building	10 Union Street Dunedin	George Street North Residential
CC324	Residential building	8A Union Street Dunedin	George Street North Residential
CC325	Commercial building (formerly residential)	597 George Street Dunedin	George Street North Residential
CC326	Residential building	526 George Street Dunedin	George Street North Residential
CC327	Residential building	614 George Street Dunedin	George Street North Residential
CC328	Residential building	618 George Street Dunedin	George Street North Residential
CC329	Residential building	646 George Street Dunedin	George Street North Residential
CC330	Residential building	654 George Street Dunedin	George Street North Residential
CC331	Residential building	664 George Street Dunedin	George Street North Residential
CC332	Residential building	818 George Street Dunedin	George Street North Residential
CC333	Residential building	770 George Street Dunedin	George Street North Residential
CC334	Commercial building	629 George Street Dunedin	George Street North Residential
CC335	Residential building fronting George Street	779 George Street Dunedin	George Street North Residential
CC336	Residential building	20A Royal Terrace Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC337	Residential building	35 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC338	Residential building	45 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC339	Residential building	19 Duchess Avenue Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC340	Residential building	17 Duchess Avenue Dunedin	Royal Tce - Pitt Street - Heriot Row Residential

Site Number	Building name	Address	Heritage Precinct
CC341	Residential building	56A Royal Terrace Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC342	Residential building	5 Duchess Avenue Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC343	Residential building	62 Royal Terrace Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC344	Residential building	1 Duchess Avenue Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC345	Lousley House	49 Heriot Row Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC346	Residential building	81 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC347	Residential building	79 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC348	Residential building	73 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC349	Residential building	67 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC350	Residential building	69 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC351	Residential building	61 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC352	Residential building	2 Heriot Row Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC353	Residential building	14A Heriot Row Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC354	Residential building	12 Heriot Row Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC355	Residential building	10 Heriot Row Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC356	Residential building	6 Heriot Row Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC357	Residential building	43 Royal Terrace Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC358	Residential garage	28A Heriot Row Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC359	Residential building	36 Heriot Row Dunedin	Royal Tce - Pitt Street - Heriot Row Residential

Site Number	Building name	Address	Heritage Precinct
CC360	Residential building	36A Heriot Row Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC361	Residential building	48 Heriot Row Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC362	Residential building	38 Heriot Row Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC363	Residential building	61 Royal Terrace Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC364	Residential building	57 Royal Terrace Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC365	Residential building	53 Royal Terrace Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC366	Residential building	49 Royal Terrace Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC367	Residential building	20 Pitt Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC368	Residential building	6 Elder Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC369	Residential building	8 Elder Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC370	Residential building	10 Elder Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC371	Residential building	12 Elder Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC372	Residential building	16 Elder Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC373	Residential building	20 Elder Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC374	Commercial building	2 Pitt Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC375	Residential building	17 Constitution Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC376	Residential building	15 Elder Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC377	Residential building	33 Pitt Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC378	Residential building	27 Pitt Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential

Site Number	Building name	Address	Heritage Precinct
CC379	Residential building	15 Pitt Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC380	Residential building	11 Pitt Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC381	Residential building	5 Pitt Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC382	Residential building	3 Pitt Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC383	Residential building	20 Constitution Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC384	Residential building	3 Heriot Row Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC385	Residential building	1 Heriot Row Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC386	Residential building	2 - 25 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC387	Residential building	25 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC388	Residential building	3 - 25 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC389	Residential building	1 - 25 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC390	Residential building	1 Constitution Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC391	Residential building	11 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC392	Residential building	15 Constitution Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC393	Residential building	42 Dundas Street Dunedin	North Ground Residential
CC394	Residential building	15 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC395	Residential building	16 Constitution Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC396	Residential building	18 Constitution Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC397	Residential building	19 Constitution Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential

Site Number	Building name	Address	Heritage Precinct
CC399	Residential building	21 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC400	Residential building	27 Constitution Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC401	Residential building	27 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC402	Residential building	29 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC403	Residential building	31 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC404	Residential building	33 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC405	Residential building	47 London Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC406	Residential building	50 Heriot Row Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC407	Residential building	6 Constitution Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC408	Residential building	8 Constitution Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC409	Residential building	163 York Place Dunedin	York Plce - Stuart - Arthur Street Residential
CC410	Residential building	154 London Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC411	Residential building	190 Cargill Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC412	Residential building	192 Cargill Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC413	Residential building	196 Cargill Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC414	Residential building	197 Cargill Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC415	Residential building	202 Cargill Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC416	Residential building	185 York Place Dunedin	York Plce - Stuart - Arthur Street Residential
CC417	Residential building	187 York Place Dunedin	York Plce - Stuart - Arthur Street Residential

Site Number	Building name	Address	Heritage Precinct
CC418	Residential building	188 Cargill Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC419	Residential building	189 Cargill Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC420	Residential building	205 York Place Dunedin	York Plce - Stuart - Arthur Street Residential
CC421	Residential building	207 York Place Dunedin	York Plce - Stuart - Arthur Street Residential
CC422	Residential building	208 Cargill Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC423	Residential building	209 Cargill Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC424	Residential building	21 Arthur Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC425	Residential building	210 Cargill Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC426	Residential building	212 Cargill Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC427	Residential building	191 Cargill Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC428	Residential building	191 York Place Dunedin	York Plce - Stuart - Arthur Street Residential
CC429	Residential building	184 Cargill Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC430	Residential building	189 York Place Dunedin	York Plce - Stuart - Arthur Street Residential
CC431	Residential building	178 Cargill Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC432	Residential building	179 York Place Dunedin	York Plce - Stuart - Arthur Street Residential
CC433	Residential building	159 York Place Dunedin	York Plce - Stuart - Arthur Street Residential
CC434	Residential building	169 York Place Dunedin	York Plce - Stuart - Arthur Street Residential
CC435	Residential building	313 Stuart Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC436	Residential building	173 York Place Dunedin	York Plce - Stuart - Arthur Street Residential

Site Number	Building name	Address	Heritage Precinct
CC437	Residential building	175 York Place Dunedin	York Plce - Stuart - Arthur Street Residential
CC438	Residential building	177 York Place Dunedin	York Plce - Stuart - Arthur Street Residential
CC439	Residential building	183 Cargill Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC441	Residential building	144 London Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC442	Residential building	148 London Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC443	Residential building	149 York Place Dunedin	York Plce - Stuart - Arthur Street Residential
CC444	Residential building	150 London Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC446	Residential building	152 London Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC447	Residential building	153 York Place Dunedin	York Plce - Stuart - Arthur Street Residential
CC448	Residential building	213 York Place Dunedin	York Plce - Stuart - Arthur Street Residential
CC449	Residential building	214 Cargill Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC450	Residential building	215 York Place Dunedin	York Plce - Stuart - Arthur Street Residential
CC451	Residential building	219 York Place Dunedin	York Plce - Stuart - Arthur Street Residential
CC452	Residential building	227 York Place Dunedin	York Plce - Stuart - Arthur Street Residential
CC453	Residential building	29 Arthur Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC454	Residential building	3 Arthur Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC455	Residential building	301 Stuart Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC456	Residential building	305 Stuart Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC457	Residential building	307 Stuart Street Dunedin	York Plce - Stuart - Arthur Street Residential

Site Number	Building name	Address	Heritage Precinct
CC458	Residential building	309 Stuart Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC459	Residential building	31 Arthur Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC460	Residential building	311 Stuart Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC461	Residential building	1 Duke Street Dunedin	Willowbank Residential
CC462	Residential building	323 Stuart Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC463	Residential building	325 Stuart Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC464	Residential building	5 Arthur Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC465	Residential building	7 Arthur Street Dunedin	York Plce - Stuart - Arthur Street Residential
CC466	Residential building	6 Queen Street Dunedin	Royal Tce - Pitt Street - Heriot Row Residential
CC467	Residential building	441 High Street Dunedin	High Street Residential
CC468	Residential building	22 Alva Street Dunedin	High Street Residential
CC469	Residential building	39 Hope Street Dunedin	High Street Residential
CC470	Residential building	372 High Street Dunedin	High Street Residential
CC471	Residential building	37 Hope Street Dunedin	High Street Residential
CC472	Residential building	20 William Street Dunedin	High Street Residential
CC473	Residential building	350 High Street Dunedin	High Street Residential
CC474	Residential building	346 High Street Dunedin	High Street Residential
CC475	Residential building	40 Dundas Street Dunedin	North Ground Residential
CC476	Residential building	338 High Street Dunedin	High Street Residential
CC477	Residential building	298 High Street Dunedin	High Street Residential
CC479	Residential building	230 High Street Dunedin	High Street Residential
CC480	Residential building	1 Clark Street Dunedin	High Street Residential
CC481	Otago Motorcycle Club	3 Clark Street Dunedin	High Street Residential
CC482	Residential building	281 High Street Dunedin	High Street Residential
CC483	Residential building	289 High Street Dunedin	High Street Residential
CC484	Residential building	305 High Street Dunedin	High Street Residential

Site Number	Building name	Address	Heritage Precinct
CC485	Residential building	100A and 100B Melville Street Dunedin	High Street Residential
CC486	Residential building	327 High Street Dunedin	High Street Residential
CC487	Residential building	102 Melville Street Dunedin	High Street Residential
CC488	Residential building	91 Melville Street Dunedin	High Street Residential
CC489	Residential building	95 Melville Street Dunedin	High Street Residential
CC490	Residential building	375 High Street Dunedin	High Street Residential
CC491	Residential building	379 High Street Dunedin	High Street Residential
CC492	Residential building	169 Maitland Street Dunedin	High Street Residential
CC493	Residential building	401 High Street Dunedin	High Street Residential
CC494	Residential building	403 High Street Dunedin	High Street Residential
CC495	Residential building	411 High Street Dunedin	High Street Residential
CC496	Residential building	12 William Street Dunedin	High Street Residential
CC499	Residential building	10 Grant Street Dunedin	High Street Residential
CC500	Residential building	106 Stafford Street Dunedin	High Street Residential
CC501	Residential building	109 Stafford Street Dunedin	High Street Residential
CC502	Residential building	4 Alva Street Dunedin	High Street Residential
CC503	Residential building	108 Stafford Street Dunedin	High Street Residential
CC504	Residential building	85 Stafford Street Dunedin	High Street Residential
CC505	Residential building	9 Grant Street Dunedin	High Street Residential
CC506	Residential building	98 Stafford Street Dunedin	High Street Residential
CC507	Residential building	98 Melville Street Dunedin	High Street Residential
CC508	Residential building	94 Stafford Street Dunedin	High Street Residential
CC509	Residential building	92 Stafford Street Dunedin	High Street Residential
CC510	Residential building	9 William Street Dunedin	High Street Residential
CC511	Residential building	89 Stafford Street Dunedin	High Street Residential
CC512	Residential building	87 Melville Street Dunedin	High Street Residential
CC513	Residential building	84 Stafford Street Dunedin	High Street Residential
CC514	Residential building	83 Stafford Street Dunedin	High Street Residential
CC515	Residential building	82 Stafford Street Dunedin	High Street Residential
CC516	Residential building	82 Melville Street Dunedin	High Street Residential

Site Number	Building name	Address	Heritage Precinct
CC517	Residential building	80 Stafford Street Dunedin	High Street Residential
CC518	Residential building	8 Grant Street Dunedin	High Street Residential
CC519	Residential building	8 Alva Street Dunedin	High Street Residential
CC520	Residential building	78 Stafford Street Dunedin	High Street Residential
CC521	Residential building	77 Stafford Street Dunedin	High Street Residential
CC522	Residential building	75 Stafford Street Dunedin	High Street Residential
CC523	Residential building	73 Stafford Street Dunedin	High Street Residential
CC524	Residential building	7 William Street Dunedin	High Street Residential
CC525	Residential building	7 Alva Street Dunedin	High Street Residential
CC526	Residential building	65 Stafford Street Dunedin	High Street Residential
CC527	Residential building	68 Melville Street Dunedin	High Street Residential
CC528	Residential building	69 Stafford Street Dunedin	High Street Residential
CC529	Residential building	6 Alva Street Dunedin	High Street Residential
CC530	Residential building	51 Stafford Street Dunedin	High Street Residential
CC531	Residential building	5 William Street Dunedin	High Street Residential
CC532	Residential building	49 Hope Street Dunedin	High Street Residential
CC533	Residential building	47 Stafford Street Dunedin	High Street Residential
CC534	Residential building	47 Hope Street Dunedin	High Street Residential
CC535	Residential building	45 Hope Street Dunedin	High Street Residential
CC536	Residential building	43 Hope Street Dunedin	High Street Residential
CC537	Residential building	42 Hope Street Dunedin	High Street Residential
CC538	Residential building	11 William Street Dunedin	High Street Residential
CC539	Residential building	110 Stafford Street Dunedin	High Street Residential
CC540	Residential building	111 Stafford Street Dunedin	High Street Residential
CC541	Residential building	116 Stafford Street Dunedin	High Street Residential
CC542	Residential building	118 Stafford Street Dunedin	High Street Residential
CC543	Residential building	12 Grant Street Dunedin	High Street Residential
CC544	Residential building	120 Stafford Street Dunedin	High Street Residential
CC545	Residential building	126 Stafford Street Dunedin	High Street Residential
CC546	Residential building	130 Stafford Street Dunedin	High Street Residential
CC547	Residential building	132 Stafford Street Dunedin	High Street Residential

Site Number	Building name	Address	Heritage Precinct
CC548	Residential building	133 Stafford Street Dunedin	High Street Residential
CC549	Residential building	148 Maitland Street Dunedin	High Street Residential
CC550	Residential building	16 William Street Dunedin	High Street Residential
CC551	Residential building	163 Maitland Street Dunedin	High Street Residential
CC552	Residential building	164 Maitland Street Dunedin	High Street Residential
CC553	Residential building	165 Maitland Street Dunedin	High Street Residential
CC554	Residential building	167 Maitland Street Dunedin	High Street Residential
CC555	Residential building	17 William Street Dunedin	High Street Residential
CC556	Residential building	18 William Street Dunedin	High Street Residential
CC557	Residential building	180 Maitland Street Dunedin	High Street Residential
CC558	Residential building	182 Maitland Street Dunedin	High Street Residential
CC559	Residential building	184 Maitland Street Dunedin	High Street Residential
CC560	Residential building	185 Maitland Street Dunedin	High Street Residential
CC561	Residential building	186 Maitland Street Dunedin	High Street Residential
CC562	Residential building	187 Maitland Street Dunedin	High Street Residential
CC563	Residential building	189 Maitland Street Dunedin	High Street Residential
CC564	Residential building	26 Alva Street Dunedin	High Street Residential
CC565	Residential building	29 Hope Street Dunedin	High Street Residential
CC566	Residential building	2A William Street Dunedin	High Street Residential
CC567	Residential building	3 Grant Street Dunedin	High Street Residential
CC568	Residential building	3 William Street Dunedin	High Street Residential
CC570	The Southern Cross Hotel	236 - 250 Princes Street Dunedin	Princes Street - Exchange Commercial
CC571	Residential building	38 Hope Street Dunedin	High Street Residential
CC572	Residential building	41 Hope Street Dunedin	High Street Residential
CC573	Residential building	4 William Street Dunedin	High Street Residential
CC574	Residential building	4 Grant Street Dunedin	High Street Residential
CC575	Residential building	4 Graham Street Dunedin	High Street Residential
CC576	Residential unit	17 Hope Street Dunedin	High Street Residential
CC577	Residential unit	19 Hope Street Dunedin	High Street Residential
CC578	Residential unit	21 Hope Street Dunedin	High Street Residential

Site Number	Building name	Address	Heritage Precinct
CC579	Residential unit	23 Hope Street Dunedin	High Street Residential
CC580	Residential building	96 Stafford Street Dunedin	High Street Residential
CC581	Residential building	546 Great King Street Dunedin	North Ground Residential
CC582	University of Otago G313 Creche (fronting St David Street)	24 St David Street Dunedin	North Ground Residential
CC583	Residential building	26 St David Street Dunedin	North Ground Residential
CC584	Residential building	32 St David Street Dunedin	North Ground Residential
CC585	Residential building	38 St David Street Dunedin	North Ground Residential
CC586	Residential buildings facing St David Street	40 St David Street	North Ground Residential
CC587	Residential building	765 Cumberland Street	North Ground Residential
CC588	Residential building	802 Cumberland Street Dunedin	North Ground Residential
CC589	Residential building	67 Dundas Street Dunedin	North Ground Residential
CC590	Residential building	58 Dundas Street Dunedin	North Ground Residential
CC591	Residential building	56 Dundas Street Dunedin	North Ground Residential
CC592	Residential building	54 Dundas Street Dunedin	North Ground Residential
CC594	Residential building	441 Leith Street Dunedin	Dundas Street - Castle Street Residential
CC595	Commercial building	441 Princes Street Dunedin	South Princes Commercial
CC596	Commercial building	449 Princes Street Dunedin	South Princes Commercial
CC597	Industrial building	453 Princes Street Dunedin	South Princes Commercial
CC598	Commercial building	461 Princes Street Dunedin	South Princes Commercial
CC599	Commercial building	462 Princes Street Dunedin	South Princes Commercial
CC601	239 George Street	239 George Street Dunedin	George Street Commercial
CC602	Commercial building	233 Stuart Street Dunedin	Moray Place - Dowling Street Commercial
CC603	Residential Building	46 St David Street	North Ground Residential
CC604	Residential Building	42 St David Street	North Ground Residential
CC605	Residential building	29 Duncan Street	City Rise Residential
CC606	Philip Laing House	144 Rattray Street Dunedin	Princes Street - Exchange Commercial
CC607	Commercial building	178 Princes Street Dunedin	Princes Street - Exchange Commercial

Site Number	Building name	Address	Heritage Precinct
CC701	Commercial building	24-26 Hanover Street	George Street Commercial
CC702	Commercial Building	52 Stuart Street facing Castle Street Dunedin	Stuart Street Commercial
CC703	Commercial Building	4 Carroll Street, Dunedin	South Princes Commercial
CC704	Commercial Building	10 Carroll Street	South Princes Commercial
CC705	Commercial Building	12 Carrol St	South Princes Commercial
CC706	Commercial Building	16 Carrol Street	South Princes Commercial
CC707	Commercial Building	18 Carroll Street	South Princes Commercial
CC708	Residential Building	36 Tennyson Street	View Street Commercial
CC709	Residential Building	30 Tennyson Street	View Street Commercial
CC710	Residential Building	56 Tennyson Street	View Street Commercial
CC711	Residential Building	40 Heriot Row	Royal Tce - Pitt Street - Heriot Row Residential
CC712	Residential Building	2 Newport Street	Windle Settlement Residential
CC713	Residential Building	6 Newport Street	Windle Settlement Residential
CC714	Residential Building	10 Newport Street	Windle Settlement Residential
CC715	Residential Building	62 Rosebery Street	Windle Settlement Residential
CC716	Residential building	60 Rosebery Street	Windle Settlement Residential
CC717	Residential Building	58 Rosebery Street	Windle Settlement Residential
CC718	Residential Building	56 Rosebery Street	Windle Settlement Residential
CC719	Residential Building	54 Rosebery Street	Windle Settlement Residential
CC720	Residential Building	52 Rosebery Street	Windle Settlement Residential
CC721	Residential Building	50 Rosebery Street	Windle Settlement Residential
CC722	Residential Building	48 Rosebery Street	Windle Settlement Residential
CC723	Residential Building	38 Rosebery Street	Windle Settlement Residential
CC724	Residential Building	36 Rosebery Street	Windle Settlement Residential
CC726	Residential Building	30 Rosebery Street	Windle Settlement Residential
CC727	Residential Building	28 Rosebery St	Windle Settlement Residential
CC728	Residential Building	24 Rosebery Street	Windle Settlement Residential
CC730	Residential Building	20 Rosebery Street	Windle Settlement Residential
CC731	Residential Building	14 Rosebery Street	Windle Settlement Residential

Site Number	Building name	Address	Heritage Precinct
CC732	Commercial Building	24 Stafford Street	Stafford Street Industrial Commercial
CC733	Commercial Building	24 Stafford Street	Stafford Street Industrial Commercial
CC734	Commercial Building	22 Stafford Street	Stafford Street Industrial Commercial
CC735	Commercial Building	22 Stafford Street	Stafford Street Industrial Commercial
CC736	Industrial Building	20 Stafford Street	Stafford Street Industrial Commercial
CC737	Sew Hoy Building	29 Stafford Street	Stafford Street Industrial Commercial
CC738	Commercial Building	25 Stafford Street	Stafford Street Industrial Commercial
CC739	Commercial building	19 Stafford street	Stafford Street Industrial Commercial
CC744	Residential building	1 Bishops Place	City Rise Residential
CC745	Residential building	1 Elm Row	City Rise Residential
CC746	Residential building	10 Brown Street	City Rise Residential
CC747	Residential building	10 Canongate Street	City Rise Residential
CC749	Residential building	101 Arthur Street	City Rise Residential
CC750	Residential building	102 Arthur Street	City Rise Residential
CC751	Residential building	105 Arthur Street	City Rise Residential
CC752	Residential building	11 Brown Street	City Rise Residential
CC753	Residential building	11 Russell Street	City Rise Residential
CC754	Residential building	111 Russell Street	City Rise Residential
CC756	Residential building	113 Russell Street	City Rise Residential
CC757	Residential building	12 Braid Road	City Rise Residential
CC758	Residential building	12 Brown Street	City Rise Residential
CC759	Residential building	12 Canongate	City Rise Residential
CC760	Residential building	12 Duncan Street	City Rise Residential
CC761	Residential building	12 Russell Street	City Rise Residential
CC762	Residential building	13 Russell Street	City Rise Residential
CC763	Residential building	14 Brown Street	City Rise Residential

Site Number	Building name	Address	Heritage Precinct
CC764	Residential building	14 Canongate	City Rise Residential
CC765	Residential building	14 Duncan Street	City Rise Residential
CC766	Residential building	14 Russell Street	City Rise Residential
CC767	Residential building	15 Adam Street	City Rise Residential
CC768	Residential building	16 Brown Street	City Rise Residential
CC769	Residential building	16 Duncan Street	City Rise Residential
CC770	Residential building	17 Canongate	City Rise Residential
CC771	Residential building	17 Elm Row	City Rise Residential
CC772	Residential building	18 Brown Street	City Rise Residential
CC773	Residential building	18 Canongate	City Rise Residential
CC774	Residential building	19 Adam Street	City Rise Residential
CC775	Residential building	19 Duncan Street	City Rise Residential
CC776	Residential building	19 Elm Row	City Rise Residential
CC777	Residential building	19 Russell Street	City Rise Residential
CC780	Residential building	2 Bishops Place	City Rise Residential
CC781	Residential building	20 Brown Street	City Rise Residential
CC782	Residential building	20 Clark Street	City Rise Residential
CC783	Residential building	21 Canongate	City Rise Residential
CC784	Residential building	22 Adam Street	City Rise Residential
CC786	Residential building	22 Clark Street	City Rise Residential
CC787	Residential building	22 Russell Street	City Rise Residential
CC788	Residential building	22A Adam Street	City Rise Residential
CC790	Residential building	23 Clark Street	City Rise Residential
CC791	Residential building	23 Duncan Street	City Rise Residential
CC792	Residential building	23 Russell Street	City Rise Residential
CC793	Residential building	24 Clark Street	City Rise Residential
CC794	Residential building	240 York Place	City Rise Residential
CC795	Residential Building	25 Adam Street	City Rise Residential
CC797	Residential building	25 Duncan Street	City Rise Residential
CC798	Residential building	25 Russell Street	City Rise Residential
CC799	Residential building	253 York Place	City Rise Residential

Site Number	Building name	Address	Heritage Precinct
CC800	Commercial building	254 York Place	City Rise Residential
CC801	Residential building	255 York Place	City Rise Residential
CC803	Residential building	26 Brown Street	City Rise Residential
CC804	Residential building	26 Duncan Street	City Rise Residential
CC805	Residential building	26 Russell Street	City Rise Residential
CC806	Residential building	27 Canongate	City Rise Residential
CC807	Residential building	27 Duncan Street	City Rise Residential
CC808	Residential building	273 York Place	City Rise Residential
CC809	Residential building	275 York Place	City Rise Residential
CC810	Commercial building	277 Rattray Street	City Rise Residential
CC811	Residential building	277 York Place	City Rise Residential
CC812	Residential building	28 Brown Street	City Rise Residential
CC813	Residential building	28 Duncan Street	City Rise Residential
CC814	Residential building	286 York Place	City Rise Residential
CC815	Residential building	287 York Place	City Rise Residential
CC816	Residential building	289 York Place	City Rise Residential
CC817	Residential building	292 York Place	City Rise Residential
CC818	Commercial building	295 Rattray Street	City Rise Residential
CC819	Residential building	298 York Place	City Rise Residential
CC820	Residential building	299 York Place	City Rise Residential
CC831	Residential building	30 Brown Street	City Rise Residential
CC833	Residential building	30 Russell Street	City Rise Residential
CC834	Residential building	300 York Place	City Rise Residential
CC836	Residential building	301 York Place	City Rise Residential
CC837	Residential building	304 York Place	City Rise Residential
CC838	Residential building	305 York Place	City Rise Residential
CC839	Residential building	307 York Place	City Rise Residential
CC840	Residential building	31 Canongate	City Rise Residential
CC841	Residential building	310 York Place	City Rise Residential
CC844	Residential building	315 Rattray Street	City Rise Residential
CC846	Residential building	317 Rattray Street	City Rise Residential

Site Number	Building name	Address	Heritage Precinct
CC848	Residential building	319 York Place	City Rise Residential
CC849	Residential building	32 Brown Street	City Rise Residential
CC850	Residential building	323 Rattray Street	City Rise Residential
CC851	Residential building	324 York Place	City Rise Residential
CC852	Residential building	327 Rattray Street	City Rise Residential
CC853	Residential building	329 Rattray Street	City Rise Residential
CC854	Residential building	33 Russell Street	City Rise Residential
CC855	Residential building	331 Rattray Street	City Rise Residential
CC856	Residential building	333 York Place	City Rise Residential
CC857	Residential building	335 York Place	City Rise Residential
CC858	Residential building	34 Duncan Street	City Rise Residential
CC859	Residential building	34 Elm Row	City Rise Residential
CC860	Commercial building	34 Russell Street	City Rise Residential
CC861	Residential building	343 York Place	City Rise Residential
CC862	Residential building	343a York Place	City Rise Residential
CC863	Residential building	349 York Place	City Rise Residential
CC866	Residential building	353 York Place	City Rise Residential
CC868	Residential building	358 York Place	City Rise Residential
CC869	Residential building	359 York Place	City Rise Residential
CC871	Residential building	36 Canongate	City Rise Residential
CC872	Residential building	36 Duncan Street	City Rise Residential
CC875	Residential building	362 York Place	City Rise Residential
CC876	Residential building	365 York Place	City Rise Residential
CC880	Residential building	37 Canongate	City Rise Residential
CC881	Residential building	37 Duncan Street	City Rise Residential
CC882	Residential building	371 Rattray Street	City Rise Residential
CC883	Residential building	371 York Place	City Rise Residential
CC884	Residential building	373 Rattray Street	City Rise Residential
CC885	Residential building	373 York Place	City Rise Residential
CC886	Residential building	375 Rattray Street	City Rise Residential
CC889	Residential building	377 York Place	City Rise Residential

Site Number	Building name	Address	Heritage Precinct
CC891	Residential building	38 Canongate	City Rise Residential
CC892	Residential building	38 Duncan Street	City Rise Residential
CC893	Residential building	38 Elm Row	City Rise Residential
CC896	Residential building	39 Canongate	City Rise Residential
CC900	Residential building	4 Bishops Place	City Rise Residential
CC901	Residential building	4 Braid Road	City Rise Residential
CC903	Residential building	4 Russell Street	City Rise Residential
CC904	Residential building	40 Duncan Street	City Rise Residential
CC906	Residential building	41 Brown Street	City Rise Residential
CC909	Residential building	41 Russell Street	City Rise Residential
CC912	Residential building	42 Canongate	City Rise Residential
CC913	Residential building	42 Duncan Street	City Rise Residential
CC914	Residential building	42 Russell Street	City Rise Residential
CC915	Residential building	43 Arthur Street	City Rise Residential
CC920	Residential building	44 Duncan Street	City Rise Residential
CC921	Residential building	44 Russell Street	City Rise Residential
CC924	Residential building	45 Arthur Street	City Rise Residential
CC925	Residential building	45 Duncan Street	City Rise Residential
CC926	Residential building	45 Russell Street	City Rise Residential
CC932	Residential building	47 Arthur Street	City Rise Residential
CC933	Residential building	47 Brown Street	City Rise Residential
CC934	Residential building	47 Duncan Street	City Rise Residential
CC935	Residential building	47 Russell Street	City Rise Residential
CC938	Residential building	48 Brown Street	City Rise Residential
CC940	Residential building	46 Elm Row	City Rise Residential
CC941	Residential building	48 Russell Street	City Rise Residential
CC942	Residential building	49 Arthur Street	City Rise Residential
CC943	Residential building	49 Brown Street	City Rise Residential
CC945	Residential building	49 Duncan Street	City Rise Residential
CC946	Residential building	49 Russell Street	City Rise Residential
CC947	Residential building	49B Duncan Street	City Rise Residential

Site Number	Building name	Address	Heritage Precinct
CC950	Residential building	5 Braid Road	City Rise Residential
CC951	Residential building	5 Elm Row	City Rise Residential
CC953	Residential building	50 Brown Street	City Rise Residential
CC958	Residential building	51 Arthur Street	City Rise Residential
CC959	Residential building	51 Russell Street	City Rise Residential
CC960	Residential building	52 Brown Street	City Rise Residential
CC961	Former Russell Street Sunday School	52 Russell Street	City Rise Residential
CC962	Residential building	53 Canongate	City Rise Residential
CC963	Residential building	54 Brown Street	City Rise Residential
CC964	Residential building	54 Duncan Street	City Rise Residential
CC965	Residential building	54 Russell Street	City Rise Residential
CC967	Residential building	55 Arthur Street	City Rise Residential
CC968	Residential building	55 Canongate	City Rise Residential
CC969	Otago Bowling Club	56 Arthur Street	City Rise Residential
CC970	Residential building	56 Russell Street	City Rise Residential
CC972	Residential building	57 Duncan Street	City Rise Residential
CC974	Residential building	58 Duncan Street	City Rise Residential
CC976	Residential building	59 Canongate	City Rise Residential
CC977	Residential building	59 Duncan Street	City Rise Residential
CC981	Residential building	19 Canongate	City Rise Residential
CC982	Residential building	6 Brown Street	City Rise Residential
CC983	Residential building	6 Canongate	City Rise Residential
CC984	Residential building	6 Duncan Street	City Rise Residential
CC985	Residential building	6 Russell Street	City Rise Residential
CC986	Residential building	60 Arthur Street	City Rise Residential
CC987	Residential building	60 Duncan Street	City Rise Residential
CC988	Residential building	60 Russell Street	City Rise Residential
CC990	Residential Building	61 Arthur Street	City Rise Residential
CC991	Residential building	61 Canongate	City Rise Residential
CC992	Residential building	61 Duncan Street	City Rise Residential

Site Number	Building name	Address	Heritage Precinct
CC996	Residential building	62 Russell Street	City Rise Residential
CC998	Residential building	63 Arthur Street	City Rise Residential
CC999	Residential building	63 Canongate	City Rise Residential
CC1002	Residential building	64 Arthur Street	City Rise Residential
CC1003	Residential building	64 Elm Row	City Rise Residential
CC1005	Residential building	65 Arthur Street	City Rise Residential
CC1006	Residential building	65 Canongate	City Rise Residential
CC1008	Residential building	65 Russell Street	City Rise Residential
CC1011	Residential building	66 Arthur Street	City Rise Residential
CC1013	Residential building	66 Russell Street	City Rise Residential
CC1017	Residential building	67 Arthur Street	City Rise Residential
CC1018	Residential building	67 Canongate	City Rise Residential
CC1019	Residential building	67 Elm Row	City Rise Residential
CC1020	Residential building	67 Russell Street	City Rise Residential
CC1022	Residential building	68 Arthur Street	City Rise Residential
CC1024	Residential building	68 Russell Street	City Rise Residential
CC1025	Residential building	69 Arthur Street	City Rise Residential
CC1027	Residential building	69 Duncan Street	City Rise Residential
CC1028	Residential building	69 Russell Street	City Rise Residential
CC1032	Residential building	7 Adam Street	City Rise Residential
CC1033	Residential building	7 Braid Road	City Rise Residential
CC1034	Residential building	7 Elm Row	City Rise Residential
CC1035	Residential building	7 Maori Road	City Rise Residential
CC1037	Residential building	70 Arthur Street	City Rise Residential
CC1038	Residential building	70 Duncan Street	City Rise Residential
CC1042	Residential building	71 Duncan Street	City Rise Residential
CC1043	Residential building	71 Russell Street	City Rise Residential
CC1044	Residential building	72 Arthur Street	City Rise Residential
CC1045	Residential building	72 Duncan Street	City Rise Residential
CC1047	Residential building	73 Canongate	City Rise Residential
CC1048	Residential building	73 Duncan Street	City Rise Residential

Site Number	Building name	Address	Heritage Precinct
CC1049	Residential building	73 Elm Row	City Rise Residential
CC1050	Residential building	73 Russell Street	City Rise Residential
CC1051	Residential building	74 Duncan Street	City Rise Residential
CC1052	Commercial building	74 Elm Row	City Rise Residential
CC1053	Residential building	75 Arthur Street	City Rise Residential
CC1055	Residential building	75 Elm Row	City Rise Residential
CC1056	Residential building	75 Russell Street	City Rise Residential
CC1058	Residential building	76 Duncan Street	City Rise Residential
CC1059	Residential building	76 Elm Row	City Rise Residential
CC1060	Commercial building	76 Russell Street	City Rise Residential
CC1066	Residential building	77 Canongate	City Rise Residential
CC1068	Residential building	78 Elm Row	City Rise Residential
CC1070	Residential building	79 Canongate	City Rise Residential
CC1071	Residential building	79 Russell Street	City Rise Residential
CC1075	Residential building	8 Brown Street	City Rise Residential
CC1076	Residential building	8 Canongate	City Rise Residential
CC1077	Residential building	8 Duncan Street	City Rise Residential
CC1078	Residential building	80 Arthur Street	City Rise Residential
CC1079	Residential building	80 Duncan Street	City Rise Residential
CC1080	Residential building	80 Russell Street	City Rise Residential
CC1082	Residential building	81 Canongate	City Rise Residential
CC1083	Residential building	81 Elm Row	City Rise Residential
CC1084	Residential building	81 Russell Street	City Rise Residential
CC1087	Residential building	82 Russell Street	City Rise Residential
CC1090	Residential building	83 Elm Row	City Rise Residential
CC1091	Residential building	83 Russell Street	City Rise Residential
CC1093	Residential building	84 Russell Street	City Rise Residential
CC1097	Residential building	85 Elm Row	City Rise Residential
CC1098	Residential building	85 Russell Street	City Rise Residential
CC1100	Commercial building	86 Elm Row	City Rise Residential
CC1103	Residential building	87 Canongate	City Rise Residential

Site Number	Building name	Address	Heritage Precinct
CC1105	Residential building	87 Russell Street	City Rise Residential
CC1106	Residential building	88 Arthur Street	City Rise Residential
CC1107	Residential building	88 Russell Street	City Rise Residential
CC1109	Residential building	89 Canongate	City Rise Residential
CC1110	Residential building	89 Elm Row	City Rise Residential
CC1111	Residential building	89 Russell Street	City Rise Residential
CC1113	Residential building	9 Brown Street	City Rise Residential
CC1114	Residential building	9 Elm Row	City Rise Residential
CC1115	Residential building	9 Russell Street	City Rise Residential
CC1116	Residential building	90 Arthur Street	City Rise Residential
CC1118	Residential building	90 Russell Street	City Rise Residential
CC1119	Residential building	91 Arthur Street	City Rise Residential
CC1120	Residential building	91 Elm Row	City Rise Residential
CC1121	Residential building	91 Russell Street	City Rise Residential
CC1126	Residential building	93 Canongate	City Rise Residential
CC1127	Residential building	93 Elm Row	City Rise Residential
CC1128	Residential building	93 Russell Street	City Rise Residential
CC1130	Residential building	94 Elm Row	City Rise Residential
CC1131	Residential building	95 Elm Row	City Rise Residential
CC1133	Residential building	97 Elm Row	City Rise Residential
CC1134	Residential building	97 Russell Street	City Rise Residential
CC1135	Residential building	98 Arthur Street	City Rise Residential
CC1136	Residential building	99 Russell Street	City Rise Residential
CC1140	Residential building	97 Clyde Street	Dundas Street - Castle Street Residential
CC1141	Residential building	89 Clyde Street	Dundas Street - Castle Street Residential
CC1142	Residential building	87 Clyde Street	Dundas Street - Castle Street Residential
CC1143	Residential building	85 Clyde Street	Dundas Street - Castle Street Residential
CC1144	Residential building	83 Clyde Street	Dundas Street - Castle Street Residential

Site Number	Building name	Address	Heritage Precinct
CC1145	Residential building	8 Agnew Street	Dundas Street - Castle Street Residential
CC1146	Residential building	77 Clyde Street	Dundas Street - Castle Street Residential
CC1147	Residential building	75A Clyde Street	Dundas Street - Castle Street Residential
CC1148	Residential building	75 Clyde Street	Dundas Street - Castle Street Residential
CC1150	Residential building	71 Clyde Street	Dundas Street - Castle Street Residential
CC1151	Residential building	69 Clyde Street	Dundas Street - Castle Street Residential
CC1152	Residential building	6 Agnew Street	Dundas Street - Castle Street Residential
CC1153	Residential building	5 Agnew Street	Dundas Street - Castle Street Residential
CC1154	Residential building	4-174 Forth Street	Dundas Street - Castle Street Residential
CC1155	Residential building	3 Agnew Street	Dundas Street - Castle Street Residential
CC1156	Residential building	3-174 Forth Street	Dundas Street - Castle Street Residential
CC1157	Residential building	2-174 Forth Street	Dundas Street - Castle Street Residential
CC1158	Residential building	179 Forth Street	Dundas Street - Castle Street Residential
CC1159	Residential building	177 Forth Street	Dundas Street - Castle Street Residential
CC1160	Residential building	175 Forth Street	Dundas Street - Castle Street Residential
CC1162	Residential building	173 Forth Street	Dundas Street - Castle Street Residential
CC1163	Residential building	171 Forth Street	Dundas Street - Castle Street Residential
CC1164	Residential building	17 Agnew Street	Dundas Street - Castle Street Residential
CC1165	Residential building	167 Forth Street	Dundas Street - Castle Street Residential

Site Number	Building name	Address	Heritage Precinct
CC1166	Residential building	163 Forth Street	Dundas Street - Castle Street Residential
CC1167	Residential building	162 Forth Street	Dundas Street - Castle Street Residential
CC1168	Residential building	161 Forth Street	Dundas Street - Castle Street Residential
CC1169	Residential building	160 Dundas Street	Dundas Street - Castle Street Residential
CC1170	Residential building	16 Agnew Street	Dundas Street - Castle Street Residential
CC1171	Residential building	159 Dundas Street	Dundas Street - Castle Street Residential
CC1172	Residential building	158 Dundas Street	Dundas Street - Castle Street Residential
CC1173	Residential building	157 Dundas Street	Dundas Street - Castle Street Residential
CC1174	Residential building	156 Dundas Street	Dundas Street - Castle Street Residential
CC1175	Residential building	155 Forth Street	Dundas Street - Castle Street Residential
CC1176	Residential building	155 Dundas Street	Dundas Street - Castle Street Residential
CC1177	Residential building	154C Forth Street	Dundas Street - Castle Street Residential
CC1178	Residential building	154B Forth Street	Dundas Street - Castle Street Residential
CC1179	Residential building	154A Forth Street	Dundas Street - Castle Street Residential
CC1180	Residential building	153B Forth Street	Dundas Street - Castle Street Residential
CC1181	Residential building	153A Forth Street	Dundas Street - Castle Street Residential
CC1182	Residential building	153 Dundas Street	Dundas Street - Castle Street Residential
CC1183	Residential building	152 Forth Street	Dundas Street - Castle Street Residential
CC1184	Residential building	151 Dundas Street	Dundas Street - Castle Street Residential

Site Number	Building name	Address	Heritage Precinct
CC1185	Residential building	150 Forth Street	Dundas Street - Castle Street Residential
CC1186	Residential building	150 Dundas Street	Dundas Street - Castle Street Residential
CC1187	Residential building	15 Agnew Street	Dundas Street - Castle Street Residential
CC1188	Residential building	149 Forth Street	Dundas Street - Castle Street Residential
CC1189	Residential building	148 Forth Street	Dundas Street - Castle Street Residential
CC1190	Residential building	148 Dundas Street	Dundas Street - Castle Street Residential
CC1191	Residential building	147 Dundas Street	Dundas Street - Castle Street Residential
CC1192	Residential building	146A Dundas Street	Dundas Street - Castle Street Residential
CC1193	Residential building	146 Forth Street	Dundas Street - Castle Street Residential
CC1194	Residential building	146 Dundas Street	Dundas Street - Castle Street Residential
CC1195	Residential building	145 Forth Street	Dundas Street - Castle Street Residential
CC1196	Residential building	145 Dundas Street	Dundas Street - Castle Street Residential
CC1197	Residential building	144A Dundas Street	Dundas Street - Castle Street Residential
CC1198	Residential building	144 Dundas Street	Dundas Street - Castle Street Residential
CC1199	Residential building	143 St David Street	Dundas Street - Castle Street Residential
CC1200	Residential building	143 Dundas Street	Dundas Street - Castle Street Residential
CC1201	Residential building	142 St David Street	Dundas Street - Castle Street Residential
CC1202	Residential building	142 Forth Street	Dundas Street - Castle Street Residential
CC1203	Residential building	142 Dundas Street	Dundas Street - Castle Street Residential

Site Number	Building name	Address	Heritage Precinct
CC1204	Residential building	141 St David Street	Dundas Street - Castle Street Residential
CC1205	Residential building	140 Forth Street	Dundas Street - Castle Street Residential
CC1206	Residential building	140 Dundas Street	Dundas Street - Castle Street Residential
CC1207	Residential building	14 Agnew Street	Dundas Street - Castle Street Residential
CC1208	Residential building	139 St David Street	Dundas Street - Castle Street Residential
CC1209	Residential building	139 Forth Street	Dundas Street - Castle Street Residential
CC1210	Residential building	138 St David Street	Dundas Street - Castle Street Residential
CC1211	Residential building	138 Forth Street	Dundas Street - Castle Street Residential
CC1212	Residential building	136 St David Street	Dundas Street - Castle Street Residential
CC1213	Residential building	136 Dundas Street	Dundas Street - Castle Street Residential
CC1214	Residential building	135 St David	Dundas Street - Castle Street Residential
CC1215	Residential building	135 Dundas Street	Dundas Street - Castle Street Residential
CC1216	Residential building	134 St David Street	Dundas Street - Castle Street Residential
CC1217	Residential building	133 Dundas Street	Dundas Street - Castle Street Residential
CC1218	Residential building	130 Dundas Street	Dundas Street - Castle Street Residential
CC1219	Residential building	13 Agnew Street	Dundas Street - Castle Street Residential
CC1220	Residential building	129 Dundas Street	Dundas Street - Castle Street Residential
CC1221	Residential building	128 Forth Street	Dundas Street - Castle Street Residential
CC1222	Residential building	128 Dundas Street	Dundas Street - Castle Street Residential

Site Number	Building name	Address	Heritage Precinct
CC1223	Residential building	127 Dundas Street	Dundas Street - Castle Street Residential
CC1224	Residential building	124 Harbour Terrace	Dundas Street - Castle Street Residential
CC1225	Residential building	124 Forth Street	Dundas Street - Castle Street Residential
CC1226	Residential building	120 Harbour Terrace	Dundas Street - Castle Street Residential
CC1227	Residential building	12 Agnew Street	Dundas Street - Castle Street Residential
CC1228	Residential building	119 Clyde Street	Dundas Street - Castle Street Residential
CC1229	Residential building	118 Harbour Terrace	Dundas Street - Castle Street Residential
CC1230	Residential building	117 Clyde Street	Dundas Street - Castle Street Residential
CC1231	Residential building	111 Clyde Street	Dundas Street - Castle Street Residential
CC1232	Residential building	107 Clyde Street	Dundas Street - Castle Street Residential
CC1233	Residential building	103 Clyde Street	Dundas Street - Castle Street Residential
CC1234	Residential building	101 Clyde Street	Dundas Street - Castle Street Residential
CC1235	Residential building	10 Agnew Street	Dundas Street - Castle Street Residential
CC1236	Residential building	1 Agnew Street	Dundas Street - Castle Street Residential
CC1237	Residential building	1-174 Forth Street	Dundas Street - Castle Street Residential
CC1238	Commercial building	73 St Andrew Street Dunedin	George Street Commercial
CC1239	Commercial building	75 St Andrew Street Dunedin	George Street Commercial
CC1240	Commercial building	91 St Andrew Street Dunedin	George Street Commercial
CC1241	Residential building	15 Elm Row	City Rise Residential

Archaeological Sites

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

Site Number	NZAA site number	Item	Address	HNZ Category
A001	I43/ 1	Huriawa Pa	Huriawa historic reserve Karitane	2
A002	I44/ 1	Occupation site, Omimi	477 Coast Road Waikouaiti	2
A003	I44/ 5	Occupation site/ midden, Brighton Domain	Brighton Domain, in Blk 1, Otokia SD	2
A004	I44/ 17	Mapoutahi Pa	Mapoutahi Pa Hist reserve	2
A005	I44/ 20	Occupation site, Whareakeake	169 Whareakeake Road Blueskin	2
A006	I44/ 21, 216	Occupation site, Purakaunui Inlet and Wellers whaling base	Osborne Road, Purakaunui	2
A007	I44/ 23	Occupation site, Long Beach	Long Beach area	2
A008	I44/ 76, I44/12, I44/47, I44/343, I44/391	Occupation site, Harwood	Harwood area	2
A009	I44/137, 138, 139, 140, 141	Occupation site, Acheron Head	289 & 323 Aramoana Road Port Chalmers	2
A014	J43/ 4	Occupation site/ midden, Pleasant River mouth	76 Tumai Station Road Waikouaiti (Pleasant River Estuary)	2
A016	J44/ 2	Occupation site / midden in cave, Pipikaretu	Otakou Maori Reserve - Pakihau Road Portobello	2
A017	J44/ 19	Occupation site / midden in cave, Pyramid Cove	1 Riddell Road Peninsula, Pyramid Cove	2
A018	J44/ 46	Occupation site / midden, south side Papanui Inlet	south side Papanui Inlet	2
A019	J44/ 47, J44/ 89, 90, 91, 92, 93	Occupation site / midden, north side Papanui Inlet	North side Papanui Inlet	2
A020	J44/ 68	Occupation site / oven, Cape Saunders Road	588 Cape Saunders Road Portobello	2
A021	J44/ 88	Wreck of Victory (Shipwreck)	Victory Beach	2
A027	J44/ 100, J44/101	Occupation site / midden, Aramoana Road	853 Aramoana Road Port Chalmers	2
A030	J44/6, 104, 106, 107, 108, 109, 110, 111, 112	Tau Muraki occupation site, south side Papanui Inlet	MacKay Road Papanui Inlet	2

Site Number	NZAA site number	Item	Address	HNZ Category
A032	J44/120, J44/121, J44/1	Occupation site/ovens, Papanui Beach	588 Cape Saunders Road Portobello	2
A034	J44/ 122	Occupation site / oven, McKay Road	34 McKay Road Portobello	2
A035	I44/ 221	Puketahi caves	Shore Street Road Reserve, Andersons Bay, Dunedin City	1
A036	J44/4, J44/103	Pukekura Pa / Taiaroa Head	Harington Point Road, Taiaroa Head	2
A037	I44/121	St Clair moa hunting site	St Clair	
A038	I44/68	Occupation site, Sandfly Bay	Sandymount Road, Peninsula	
A039	I42/302	Otago Harbour walls	Southern Grassy Point headland, Portobello Road	1
A040	I44/177	Warrington moa hunting site	Warrington	
A041	I44/604	Hoopers Inlet and Papanui Inlet sea walls	Hoopers Inlet and Papanui Inlet	
A042	J44/5	Wellers Rock whaling station site	Harington Point Road Peninsula	
A043	I44/366	19th century bread ovens	392 Princes Street Dunedin	
A044	H44/1060, H44/1061	Deep Stream Water Race	Lee Stream	
A045	H42/136	Central Otago rail site	Hyde - Middelamarch	
A046	I44/88, I44/543	Harbour Cone gold battery and mining site	Eastern slopes Harbour Cone, Hoopers Inlet	
A047	H43/138	Cottesbrook farmstead	Moonlight Road Middelamarch	
A048	I42/117	Fullartons deep sinkings	2338 Hartfield Road, Hyde	
A049	I44/310, 311, 313-317	Quarantine Island	Quarantine Island Port Chalmers	Historic Area
A050	I44/468	Birch Street Wharf	Birch and Kitchener Streets Dunedin	
A051	I44/81, 83, 84, 447	Limestone kilns complex	Sandymount Road Peninsula	
A052	I44/340	Torpedo mole	135 Aramoana Road, Deborah Bay	
A053	I44/394	Cold Water Creek fresh water weir	Lewis Street Deborah Bay	
A054	I43/153	Nenthorn railway construction camp	100 Reefs Road Middelamarch	
A055	J44/162	Aramoana mole	Aramoana	

Scheduled Items in Heritage Precincts {Confirmed for deletion - Her cl.16}

Port Chalmers Commercial Heritage Precinct

Heritage Buildings

Note: as a clause 16 amendment, the Heritage Buildings Schedule for the Port Chalmers Commercial Heritage Precinct has been moved to the Scheduled Heritage Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Character Contributing Buildings

Note: as a clause 16 amendment, the Character Contributing Buildings Schedule for the Port Chalmers Commercial Heritage Precinct has been moved to the Character Contributing Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

George Street Commercial Heritage Precinct

Heritage Buildings

Note: as a clause 16 amendment, the Heritage Buildings Schedule for the George Street Commercial Heritage Precinct has been moved to the Scheduled Heritage Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Heritage Structures

Note: as a clause 16 amendment, the Heritage Structures Schedule for the George Street Commercial Heritage Precinct has been moved to the Scheduled Heritage Structures page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Character Contributing Buildings

Note: as a clause 16 amendment, the Character Contributing Buildings Schedule for the George Street Commercial Heritage Precinct has been moved to the Character Contributing Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

The Octagon Commercial Heritage Precinct

Heritage Buildings

Note: as a clause 16 amendment, the Heritage Buildings Schedule for The Octagon Commercial Heritage Precinct has been moved to the Scheduled Heritage Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Heritage Structures

Note: as a clause 16 amendment, the Heritage Structures Schedule for The Octagon Commercial Heritage Precinct has been moved to the Scheduled Heritage Structures page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Character Contributing Buildings

Note: as a clause 16 amendment, the Character Contributing Buildings Schedule for The Octagon Commercial Heritage Precinct has been moved to the Character Contributing Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Stuart Street Commercial Heritage Precinct

Character Contributing Buildings

Note: as a clause 16 amendment, the Character Contributing Buildings Schedule for the Stuart Street Commercial Heritage Precinct has been moved to the Character Contributing Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Moray Place - Dowling Street Commercial Heritage Precinct

Heritage Sites

Note: as a clause 16 amendment, the Heritage Sites Schedule for the Moray Place - Dowling Street Commercial Heritage Precinct has been moved to the Scheduled Heritage Sites page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Heritage Buildings

Note: as a clause 16 amendment, the Heritage Buildings Schedule for the Moray Place - Dowling Street Commercial Heritage Precinct has been moved to the Scheduled Heritage Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Character Contributing Buildings

Note: as a clause 16 amendment, the Character Contributing Buildings Schedule for the Moray Place - Dowling Street Commercial Heritage Precinct has been moved to the Character Contributing Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Princes Street - Exchange Commercial Heritage Precinct

Heritage Buildings

Note: as a clause 16 amendment, the Heritage Buildings Schedule for the Princes Street - Exchange Commercial Heritage Precinct has been moved to the Scheduled Heritage Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Heritage Structures

Note: as a clause 16 amendment, the Heritage Structures Schedule for the Princes Street - Exchange Commercial Heritage Precinct has been moved to the Scheduled Heritage Structures page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Character Contributing Buildings

Note: as a clause 16 amendment, the Character Contributing Buildings Schedule for the Princes Street - Exchange Commercial Heritage Precinct has been moved to the Character Contributing Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

South Princes Commercial Heritage Precinct

Heritage Buildings

Note: as a clause 16 amendment, the Heritage Buildings Schedule for the South Princes Commercial Heritage Precinct has been moved to the Scheduled Heritage Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Character Contributing Buildings

Note: as a clause 16 amendment, the Character Contributing Buildings Schedule for the South Princes Commercial Heritage Precinct has been moved to the Character Contributing Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

View Street Commercial Heritage Precinct

Character Contributing Buildings

Note: as a clause 16 amendment, the Character Contributing Buildings Schedule for the View Street Commercial Heritage Precinct has been moved to the Character Contributing Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. ***{Her cl.16}***

Warehouse Industrial Commercial Heritage Precinct

Heritage Buildings

Note: as a clause 16 amendment, the Heritage Buildings Schedule for the Warehouse Industrial Commercial Heritage Precinct has been moved to the Scheduled Heritage Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Heritage Structures

Note: as a clause 16 amendment, the Heritage Structures Schedule for the Warehouse Industrial Commercial Heritage Precinct has been moved to the Scheduled Heritage Structures page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Character Contributing Buildings

Note: as a clause 16 amendment, the Character Contributing Buildings Schedule for the Warehouse Industrial Commercial Heritage Precinct has been moved to the Character Contributing Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Willowbank Residential Heritage Precinct

Heritage Buildings

Note: as a clause 16 amendment, the Heritage Buildings Schedule for the Willowbank Residential Heritage Precinct has been moved to the Scheduled Heritage Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Character Contributing Buildings

Note: as a clause 16 amendment, the Character Contributing Buildings Schedule for the Willowbank Residential Heritage Precinct has been moved to the Character Contributing Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Queen Street Residential Heritage Precinct

Heritage Buildings

Note: as a clause 16 amendment, the Heritage Buildings Schedule for the Queen Street Residential Heritage Precinct has been moved to the Scheduled Heritage Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Character Contributing Buildings

Note: as a clause 16 amendment, the Character Contributing Buildings Schedule for the Queen Street Residential Heritage Precinct has been moved to the Character Contributing Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Dundas Street - Castle Street Residential Heritage Precinct

Heritage Buildings

Note: as a clause 16 amendment, the Heritage Buildings Schedule for the Dundas Street - Castle Street Residential Heritage Precinct has been moved to the Scheduled Heritage Buildings in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Character Contributing Buildings

Note: as a clause 16 amendment, the Character Contributing Buildings Schedule for the Dundas Street - Castle Street Residential Heritage Precinct has been moved to the Character Contributing Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

George Street North Residential Heritage Precinct

Heritage Buildings

Note: as a clause 16 amendment, the Heritage Buildings Schedule for the George Street North Residential Heritage Precinct has been moved to the Scheduled Heritage Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Character Contributing Buildings

Note: as a clause 16 amendment, the Character Contributing Buildings Schedule for the George Street North Residential Heritage Precinct has been moved to the Character Contributing Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

North Ground Residential Heritage Precinct

Heritage Buildings

Note: as a clause 16 amendment, the Heritage Buildings Schedule for the North Ground Residential Heritage Precinct has been moved to the Scheduled Heritage Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Character Contributing Buildings

Note: as a clause 16 amendment, the Character Contributing Buildings Schedule for the North Ground Residential Heritage Precinct has been moved to the Character Contributing Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Royal Terrace - Pitt Street - Heriot Row Residential Heritage Precinct

Heritage Sites

Note: as a clause 16 amendment, the Heritage Sites Schedule for the Royal Terrace - Pitt Street - Heriot Row Residential Heritage Precinct has been moved to the Scheduled Heritage Sites page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Heritage Buildings

Note: as a clause 16 amendment, the Heritage Buildings Schedule for the Royal Terrace - Pitt Street - Heriot Row Residential Heritage Precinct has been moved to the Scheduled Heritage Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Character Contributing Buildings

Note: as a clause 16 amendment, the Character Contributing Buildings Schedule for the Royal Terrace - Pitt Street - Heriot Row Residential Heritage Precinct has been moved to the Character Contributing Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

York Place - Stuart Street - Arthur Street Residential Heritage Precinct

Character Contributing Buildings

Note: as a clause 16 amendment, the Character Contributing Buildings Schedule for the York Place - Stuart Street - Arthur Street Residential Heritage Precinct has been moved to the Character Contributing Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

High Street Residential Heritage Precinct

Heritage Buildings

Note: as a clause 16 amendment, the Heritage Buildings Schedule for the High Street Residential Heritage Precinct has been moved to the Scheduled Heritage Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Character Contributing Buildings

Note: as a clause 16 amendment, the Character Contributing Buildings Schedule for the High Street Residential Heritage Precinct has been moved to the Character Contributing Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Scheduled Items not in a Heritage Precinct {Confirmed for deletion - Her cl.16}

Heritage Sites

Note: as a clause 16 amendment the Heritage Sites Schedule for items not in a Heritage Precinct has moved to Scheduled Heritage Sites page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Heritage Buildings

Note: as a clause 16 amendment the Heritage Buildings Schedule for items not in a Heritage Precinct has moved to Scheduled Heritage Buildings page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

Heritage Structures

Note: as a clause 16 amendment the Heritage Structures Schedule for items not in a Heritage Precinct has moved to Scheduled Heritage Structures page in Schedule A1.1 Schedule of Protected Heritage Items and Sites. **{Her cl.16}**

A1.2 Schedule of Areas of Significant Biodiversity Value {Was: Areas of Significant Conservation Value - NatEnv 958.60}

Introduction to Areas of Significant Biodiversity Value {Was Areas of Significant Conservation Value - NatEnv 958.60}

The extent of indigenous vegetation and habitat in Dunedin is now a fraction of what it was prior to the arrival of humans. While the wholesale removal of vegetation cover has largely ceased, incremental loss still threatens the longterm viability of indigenous vegetation and habitats. Under section 6(c) of the Resource Management Act (1991) local authorities are obliged to protect areas of significant indigenous vegetation and significant habitats of indigenous fauna. In Dunedin these areas are listed in a schedule as Scheduled **{NatEnv cl.16}** Areas of Significant Conservation Biodiversity Value (ASCV ASBV **{NatEnv 958.60}**) in the district plan. Because ASCVs ASBVs **{NatEnv 958.60}** are only listed in the district plan with the consent of land owners Council also recognises other forms of protection, including QEII covenants.

ASCV's ASBVs **{NatEnv 958.60}** extend through most of Dunedin's diverse landscapes and ecosystems from the sea shore and off shore islands, Otago Peninsula, estuaries, inlets and lagoons, wetlands, forests, uplands and the Strath Taieri and its surrounds. There is a diversity of indigenous flora and fauna within these landscapes, some of which are endemic to Dunedin and are rare and/or subject to threats.

Landowners who have a site they wish to be listed as an ASCV ASBV **{NatEnv 958.60}** require an ecological assessment to be undertaken which considers the ecological characteristics of the area against the criteria for significance.

The criteria for identification of ASCVs ASBVs **{NatEnv 958.60}** have been reviewed in accordance with national best practice and are outlined below:

Protected Areas

- a. Existing protected areas: habitat or indigenous vegetation that has been specially set aside by statute or covenant for protection and preservation of indigenous biodiversity.

Recognised Sites Areas {NatEnv cl.16}

- b. Sites Areas **{NatEnv cl.16}** within the Dunedin City boundaries that are listed in an operative Otago Regional Council Regional Plan as having significant indigenous biodiversity value.

Rarity

- c. Rare species: the site area **{NatEnv cl.16}** provides habitat for indigenous species that are ~~nationally Threatened~~ threatened, or At-Risk at risk **{NatEnv cl.16}**, or uncommon, nationally or **{NatEnv 1088.14}** within an ecological district ~~or region~~ **{NatEnv 1088.14}**, including those listed in Appendix 10A.1 and 10A.2 **{NatEnv 900.155}**. For mobile fauna and categories of At-Risk at risk other than 'Declining declining', the site area **{NatEnv cl.16}** must provide important habitat for the species, such as a-site an area **{NatEnv cl.16}** supporting large numbers of individuals, or providing refuge from predation, or key habitat for migration, feeding, breeding, or resting.
- d. ~~Rare ecosystems and vegetation/habitats:~~ the site area **{NatEnv cl.16}** contains indigenous vegetation and/or fauna habitat types that are rare or uncommon within the relevant ecological district, or indigenous vegetation/habitat in an historically in an originally **{NatEnv 949.22 and 958.8}** rare ecosystem.
- e. ~~Acutely and Chronically Threatened land environments:~~ the site contains at least 0.5 ha of indigenous vegetation on Acutely Threatened level IV land environments (with less than 10% of their original vegetation

cover remaining) or at least 1 ha of indigenous vegetation on Chronically Threatened level IV land environments that have less than 20% of their original vegetation cover remaining. Rare vegetation and habitat types: the area contains 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. {NatEnv 949.22 and 958.8}

Distinctiveness

- f. ~~Distinctiveness: Indigenous vegetation or an association of indigenous species that is distinctive, of restricted occurrence, contains a species distribution limit, or has developed as a result of an unusual environmental factor or combination of factors. The area supports or provides habitat for:~~ **{NatEnv 949.22 and 958.8}**
- ~~indigenous species at their distributional limit within Dunedin or nationally;~~ **{NatEnv 949.22 and 958.8}**
 - ~~indigenous species that are endemic to the Otago region; or~~ **{NatEnv 949.22 and 958.8}**
 - ~~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.~~ **{NatEnv 949.22 and 958.8}**

Representativeness

- g. ~~Representativeness: Indigenous vegetation or indigenous fauna assemblages that are representative; Areas that are examples of an indigenous vegetation type or habitat that is typical or characteristic (as determined by their structure and/or composition) of the natural diversity of the relevant ecological district. This can include degraded examples where they are some of the best remaining examples of their type, or represent all that remains of indigenous biodiversity in particular environments indigenous vegetation and habitats of indigenous fauna in some areas.~~ **{NatEnv 949.22 and 958.8}**.

Ecological Context

- h. ~~Ecological context: The site area:~~ **{NatEnv cl.16}** ~~provides an important buffering function, an important connection to another site or population, or provides important habitat for indigenous fauna with respect to cover, shelter, food, resting, nesting, or refuge from predation or disturbance.~~ **{NatEnv 949.22 and 958.8}**
- ~~has important connectivity value allowing dispersal of indigenous vegetation and fauna between different areas;~~ **{NatEnv 949.22 and 958.8}**
 - ~~performs an important buffering function that helps to protect the values of an adjacent area or feature; or~~ **{NatEnv 949.22 and 958.8}**
 - ~~is important for indigenous fauna, on a regular or temporary basis, for breeding, refuge, feeding or resting.~~ **{NatEnv 949.22 and 958.8}**

Diversity and Pattern **{NatEnv 949.22 and 958.8}**

- i. ~~Diversity: and pattern; the site contains The area supports a high diversity of indigenous ecosystem types, indigenous taxa or has changes in species composition reflecting the existence of diverse natural features or gradients.~~ **{NatEnv 949.22 and 958.8}**
- ~~A relatively high number of species of indigenous plant and/or fauna species for the type of vegetation or habitat, or~~ **{NatEnv 949.22 and 958.8}**
 - ~~A relatively high number of vegetation and /or habitat types, or~~ **{NatEnv 949.22 and 958.8}**
 - ~~A relatively intact ecological sequence involving at least three vegetation and/or habitat types.~~ **{NatEnv 949.22 and 958.8}**

Size

- j. Size: the site area **{NatEnv cl.16}** is a large example of a type of vegetation, habitat, or ecosystem, or supports a large population of indigenous fauna, within the relevant ecological district.

The schedule below provides a summary of the location, description and ecological values of the ASCV's ASBVs **{NatEnv 958.60}** that are identified and protected in the Plan.

Schedule

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C001	Rock and Pillar Scenic Reserve	7453.9200	High altitude subalpine/alpine herbfields with four species unique to the Rock and Pillar Range. Includes a bog wetland area- cushion bog of Regional Significance.	DOC (H43 008); Wetland - WERI Database (Regional Significance)
C002	Salt Lake Scenic Reserve and Wetland Management Area	147.4600	Rocky tor landscape with lowland tussock grassland and a salt lake. The association of the salt lake and tussock grassland and rock face flora (including succulent herb swamp, rush and sedge swamp) is a unique feature in the District. Regional/Local Significance	DOC (H43 017); Wetland - WERI Database; (Regional/ Local Significance)
C003	Mt McKay Covenant	1.6400	Small area of rocky tors with undisturbed native grasses which is a habitat for giant skink and Otago skink.	DOC (H43 022)
C004	Black Rock	51.7300	Lowland snow tussock area (now rare within the Waipori Ecological District). Scientifically important as an opportunity to monitor changes occurring in tussock grassland	DOC (H44 007)
C005	Mill Creek	1,136.4500	Deep sided valley that flows into the Waipori Valley. Area contiguous with Waipori Falls and the Maungatua Range Scenic Reserve. Largest remnant of silver beech forest in eastern Otago north of the Catlins.	DOC (H44 076, H44 077, H44 086)
C008	Maungatua Summit Wetland Management Area and Maungatua Scenic Reserve	1440.4500	Rolling tussock and boggy tops descending to deeply dissected gullies with beech forest remnants. Tarn restiag bog and tussockland cushion bog. Typical alpine wetland cushionfield, shrubland and grassland at low altitude of National Significance. Forested slopes on the eastern side of the Maungatua Range at the end of Grainger Road which contains regenerating native forest and remnant silver beech forest.	DOC (H44 088); DOC (H44 087); Wetland - WERI Database; (National Significance)
C010	Stoney Hill Run Covenant	26.5900	Small gully system on moderate to steep slopes which contains remnant kanuka-manuka/broadleaf and tussock grasslands and fernlands.	DOC (I43 024)
C011	Garden Bush	30.8400	Broadleaf forest on steep valley side which are the remnant representative of Waikouaiti Ecological District	DOC (I43 027)

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C012	Hawksbury Quarry Reserve	3.9500	Eastern slopes of Mt Baldie which contain lowland coastal forest remnant including ngaio, kowhai, broadleaf, fuchsia.	DOC (I43 028)
C014	Waikouaiti River Estuary Wetland and Ellison Saltmarsh and Merton Arm Wildlife Management Reserve	96.3500	River margins adjacent to important river habitats. These riparian areas are important in maintaining the quality of the adjoining significant water habitat for whitebait and other species.	DOC (I43 032); DOC (I43 034); DOC (I43 035); DOC (I43 037)
C017	Seacliff Bush Covenant	14.7300	Coastal light bush remnant which include fuchsia dominant, kowhai, mahoe.	DOC (I43 044)
C018	Seacliff Wetlands Covenant	0.6100	Small wetland adjacent to Scenic Reserve which has habitat values for birds and aquatic species.	DOC (I43 045)
C019	Seacliff Scenic Reserve	22.5800	Coastal light bush remnant of fuchsia dominant, kowhai and mahoe.	DOC (I43 046)
C020	Seacliff Scenic Reserve	32.2400	Remnant coastal bush and bushclad hillside - kowhai dominant, matai, kahikatea, broadleaf, totara.	DOC (I43 051)
C021	Hawksbury Lagoon and Hawksbury Lagoon Wildlife Refuge	54.0100	Two lagoons fed by channel. Causeways dissect lagoons. Natural values include wetland habitat values for native bird and fish species.	DOC (I43 069)
C022	Taieri River Gorge	4.9200	Marginal strip along Taieri River adjoining the Taieri Gorge Scenic Reserve. Botanical and fauna values - including long-tailed bat habitat.	DOC (I44 009)
C023	Taieri Gorge	514.9300	Long narrow reserve made up of steep forested slopes adjacent to the Taieri River. Botanical and fauna values - long-tailed bat habitat.	DOC (I44 010)
C024	Taieri Gorge Scenic Reserve	0.5100	Steep forested slopes of Taieri River Gorge. Two uncommon vegetation types. Reported sightings of long tailed bat.	DOC (I44 011)
C025	McKays Triangle Wildlife Management Reserve	40.8400	Wetland area on the Taieri Plain 10 km south west of Mosgiel. Important wildfowl breeding area.	DOC (I44 024)

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C026	Allanton Wildlife Management Reserve	6.0500	Oxbow of Taieri River. The quality of the margins of this reserve are important in maintaining the habitat values of the wetland for native wildfowl.	DOC (I44 027)
C027	Allanton Wildlife Management Reserve	13.6100	Oxbow of Taieri River. The quality of the margins of this reserve are important in maintaining the habitat values of the wetland for native wildfowl.	DOC (I44 029)
C028	Allanton Wildlife Management Reserve	0.6300	Oxbow of Taieri River. The quality of the margins of this reserve are important in maintaining the habitat values of the wetland for native wildfowl.	DOC (I44 030)
C029	Hope Hill	26.1100	Area of native vegetation east of Allanton in gully systems. Broadleaf forest, bracken, scrub, kanuka.	DOC (I44 032)
C030	Hope Hill Scenic Reserve	173.9800	Area of native vegetation east of Allanton in gully systems, including broadleaf forest and kanuka.	DOC (I44 033)
C031	Silverpeaks	3421.4400	The Silverpeaks hills west of Dunedin. Contains silver beech forest, snow tussocklands, broadleaf forest, kanuka, cassinia/inaka shrubland and is the habitat for native falcon, fernbirds and a large number of invertebrates.	DOC (I44 039)
C032	Silverpeaks Scenic Reserve	50.5400	Part of Silverpeaks Hills west of Dunedin. Important for native flora and fauna.	DOC (I44 042)
C033	Careys Creek Conservation Area	641.6300	Gully area west of Blueskin Harbour. Contains stands of broadleaf forest and kanuka.	DOC (I44 043)
C034	Orokonui Scenic Reserve	12.8100	Estuarine area feeding into Blueskin Bay. Margins around saltmarsh area important for freshwater and saltwater fish spawning - especially important whitebait spawning area and native invertebrates.	DOC (I44 058)
C035	Reserve for Waiora Yellow Grey Earth	5.3000	Area of land on spur between Boulder Hill and Powder Hill. A site of international importance supporting a rare soil type (Waiora Yellow Grey Earth) and manuka scrub threatened with extinction.	DOC (I44 063)
C036	Chalkies	202.9000	Area of native vegetation on the western side of the Silverstream Valley approximately 10.5 km north west of Dunedin city. This area contains podocarp broadleaf forest merging into snow tussock grasslands.	DOC (I44 065)
C037	Westwood Recreation Reserve	42.8500	Area of sandhills just north of Brighton between the sea and the road. Important site of remnant pingao - uncommon in this area.	DOC (I44 110)

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C038	Tunnel Beach	4.1600	Headland projecting from irregular coastline about 30m above sea level. This is one of few remaining areas of salt tolerant herb vegetation. Also important for invertebrates.	DOC (I44 134)
C039	Leith Valley Scenic reserve	6.9000	Small areas of mixed broadleaf forest on very steep south west slope above Leith river. Remnants of native bush - Halls totara, rimu and miro.	DOC (I44 180)
C040	Orokonui Reserve	246.5600	Generally steep northeast aspect covered in regenerating scrub and forest containing a major stream catchment. This area contains an example of succession from pasture to forest. The estuary and stream are important habitat and spawning areas for whitebait and native freshwater fish.	DOC (I44 205)
C041	Orokonui Stream	1.5000	Narrow strip of land beside stream running from forested catchment down to estuary. Marginal protection. Aquatic stream has native freshwater fish species and whitebait spawning.	DOC (I44 206)
C042	Orokonui Walkway	0.1000	Track from carpark, beside estuary and stream, up to native forest. An unusual association of exotic tress and native vegetation. An example of succession from pasture to forest.	DOC (I44 207)
C043	Mihiwaka	7.4700	Sub-alpine vegetation on slopes of Mt Mihiwaka.	DOC (I44 209)
C044	Grahams Bush	20.4500	Moderate to steep southwest slope with deep forested gully and small stream at northern end. Important podocarp kamahi broadleaf remnants.	DOC (I44 211)
C046	Goat Island Scenic Reserve	4.5600	Small scrub covered island in the middle of Otago Harbour between Portobello and Port Chalmers. Remnant native bush representative of former cover occurring on this island and the Otago Peninsula.	DOC (I44 229)
C047	Quarantine (St Martin's) Island Recreation Reserve	15.5700	Reasonable sized island in Otago Harbour between Portobello and Port Chalmers. Remnant and regenerating bush with restorative values. Contains many uncommon plant species.	DOC (I44 230)
C048	Taiaroa Head Nature Reserve	8.2800	Northern most point of Otago Peninsula a predominantly grassed promontory. Wildlife - albatross breeding colony, Stewart Island shags (only mainland sites for both species), spotted shags, sooty shearwater, little blue penguins, black backed and red billed gulls, fur seals.	DOC (I44 238)

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C049	Heyward Point Scenic Reserve, Aramoana Beach yellow-eyed penguin habitat	56.8200	Promontory and high steep cliffs running down to open sea. Important coastal native forest remnants and habitat values for bush birds, shags, redbilled and black billed gulls nesting, seals breeding. Habitat for yellow-eyed penguin (<i>Megadyptes antipodes</i>), which have a threat classification of Threatened-Nationally Endangered.	DOC (I44 241); DOC (I44 242); DOC (I44 377)
C051	Papanui Beach/Cape Saunders	9.1000	Steep coastal cliffs exposed to the sea. Habitat - nesting for spotted shags.	DOC (I44 265)
C052	Cicily Beach	2.1000	Coastal strip including low rocky headlands and small sandy beaches. Small breeding area for yellow-eyed penguins. Haulout area for fur seals and sealions. Colonies of pingao still survive.	DOC (I44 267), DOC (I44 268)
C053	Cicily Beach	2.4700	Coastal strip including low rocky headlands and small sandy beaches. Small breeding area for yellow-eyed penguins. Haulout area for fur seals and sealions. Colonies of pingao still survive.	DOC (I44 267); DOC (I44 268)
C054	Allans Beach Recreation Reserve	54.2200	Rocky headland and very small sandy beach. Rough pasture mixed with coastal tussock hebe elliptica. Habitat for yellow eyed and little blue penguins, sealion haul out area. Good stands of coastal tussock.	DOC (I44 269)
C055	Allans Beach Wildlife Reserve and Hoopers Inlet Swamp	38.7200	Salt marsh and marginal vegetation. Important saltmarsh area - wildlife habitat.	DOC (I44 270); ORC wetland
C056	Sandymount Wildlife Refuge	20.5800	Steep hillside of coastal bush and clear areas of tussock and rough pasture. Habitat values for yellow-eyed and little blue penguins, haul out for fur seals with breeding colonies nearby, occasional elephant seal visits. Sooty shearwater may still breed here.	DOC (I44 273)
C057	Sandfly Bay	161.1400	Extensive sand dune area with large open sand below. Coastal Bay covered in lupin and other coastal shrubs. Sand blow rising from beach to ridge. Yellow-eyed and little blue penguin breeding area, fur seal/hooker sealion haulout area, small sooty shearwater breeding area. Remnant pingao plants.	DOC (I44 361)

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C058	Boulder Beach WWF Block	39.6100	Coastal cliffs with rank pasture flax and hebe elliptica. Major yellow eyed penguin breeding area, small number of seals.	DOC (I44 275)
C059	Boulder Beach-Highcliff Block	74.6000	Steep coastal cliffs with remnants of coastal vegetation. Major yellow-eyed penguin breeding area. Remnant coastal vegetation and part of a revegetation project for yellow-eyed penguin habitat.	DOC (I44 276)
C060	Burns Park and Burns Park North	88.5300	Most of the remaining bush in the steep easterly aspect overlooking Otago Harbour and containing podocarps. Bush remnants - Halls totara, rimu and miro. Burns Park North - Broadleaved and kanuka forest on hillslopes.	DOC (I44 332) and DCC Natural Reserve
C061	R B Allen Covenant	5.8500	Bush adjoining Burns Park. Contains examples of Halls totara, rimu and miro.	DOC (I44 336)
C062	Sandymount Recreation Reserve	188.1900	Broad headland rising to the summit of Sandymount (319 m). Wildlife habitat - sooty shearwater, little blue penguins, gulls, seal breeding. Patches of pingao, other rare or restricted plants, tussock.	DOC (I44 344)
C063	Collinswood Conservation Covenant	1.3300	A remnant of forest on gentle slopes above Collinswood, includes remnant kowhai and lacebark.	DOC (I44 345)
C064	Taieri Gorge-Blair Acquisition	50.3500	Part of bush-clad Taieri River Valley system. Large stands of kanuka with occasional podocarp present.	DOC (I44 346)
C065	Peggys Hill Conservation Covenant	1.7800	A patch of dense low forest with a large number of plants not found elsewhere on the Otago Peninsula.	DOC (I44 356)
C066	Sullivans Bush	39.5200	Bush remnant including podocarps and native fauna in small catchment above Taieri plains.	DOC (I44 362)
C067	Aramoana Conservation Area and Estuarine Edge	114.0800	Buffer area (pasture) dunes and sand spit. Breeding grounds for insects and feeding grounds for many birds. The salt marsh area above mean high water springs lies adjacent to the second largest representation of dune slacks area in New Zealand. Incorporates Otago Regional Council significant wetland Aramoana Saltmarsh. Estuary - succulent herb swamp, salt rush and reed swamp, estuarine shrub swamp, sandflat. International/National Significance.	DOC (I44 363); Wetland - WERI Database (International/National Significance)

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C068	S J McGrouther Covenant	7.0600	Coastal cliff and tops sparse native grasses and pasture. Habitat values - sooty shearwater.	DOC (I44 366)
C069	Part of the Taieri Gorge Scenic Reserve	120.8300	Native bush margins to Scenic Reserve on steep slope.	DOC (I44 367)
C070	Sandymount Conservation Covenant Sandymount Conservation Covenant	1.1500	Remnant native bush including fuchsia and mahoe on Peninsula hill.	DOC (I44 370)
C071	Every's Scientific Reserve	0.8500	Native bush on hillside above Otago Harbour. Habitat for native fauna.	DOC (I44 371)
C072	Tappers Conservation Covenant	0.6400	Small outcrop of tors with native grasses which are a habitat for skinks.	DOC (I44 372)
C073	Part of Taieri River Scenic Reserve	41.1300	Steep sided bush clad gully flowing the Taieri River upstream from Taieri Mouth. Includes Podocarp, silver beech, broadleaf species and kanuka.	DOC (I45 014)
C074	Henley Reserve	25.7800	Forest remnant of podocarp/broadleaf and kanuka on hillside above Taieri River.	DOC (I45 035)
C075	McLarens Gully Covenant	39.2600	Native bush gullies. Area of podocarps including totara and kahikatea.	DOC (I45 036)
C076	Okia Flat Wetland Management Area	238.2000	Low coastal forest, scrub, and wetland on sand flats. Habitat of yellow-eyed penguin.	DCC Natural Reserve; Wetland - WERI Database; Regional Significance
C077	Flagstaff Scenic Reserve and adjacent parks area	100.4500	Natural area of sub alpine tussock grasslands, flaxes, native herbs, and shrubs, with many important insect species.	DCC Natural Reserve
C078	Mt Cargill Scenic Reserve (including Bethunes Gully)	287.9800	Alpine/subalpine area of native herbs, shrubs, and tussock grasslands close to urban centre with important populations of native insects. Broadleaved and kanuka forest on hillslope and gully.	DCC Natural Reserve and DOC (I44 217)
C079	Caversham Bush Reserve	3.4000	Habitat of rare and significant native fauna.	DCC Natural Reserve

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C080	Woodhaugh Gardens and Pine Hill	9.2300	Contains remnant totara, matai, and kahikatea - important as a type locality for many native insects. Broadleaved forest, broadleaved/kanuka forest, on steep scarp above river.	DCC Natural Reserve
C081	QEII Trust Covenant	6.8800	Forest remnant and mineral spring.	QEII Trust Covenant
C082	QEII Trust Covenant	13.8400	Forest remnant.	QEII Trust Covenant
C083	QEII Trust Covenant	2.4100	Coastal regenerating hardwood forest and forest revegetation.	QEII Trust Covenant
C084	QEII Trust Covenant	2.1600	Coastal regenerating hardwood forest and forest revegetation.	QEII Trust Covenant
C085	QEII Trust Covenant	15.4900	Coastal broadleaf/podocarp forest and parkland.	QEII Trust Covenant
C086	QEII Trust Covenant	2.0800	Coastal broadleaf/podocarp forest.	QEII Trust Covenant
C087	QEII Trust Covenant	8.9200	Sand dune habitat and coastal forest.	QEII Trust Covenant
C088	QEII Trust Covenant	24.2200	Regenerating beech forest remnant.	QEII Trust Covenant
C089	QEII Trust Covenant	19.9400	Lowland regenerating kanuka/manuka forest remnant.	QEII Trust Covenant
C090	QEII Trust Covenant (part)	20.8000	Forest remnant and wildlife habitat. Grazing of existing pastures.	QEII Trust Covenant
C091	QEII Trust Covenant	2.0600	Podocarp/broadleaf forest.	QEII Trust Covenant
C092	QEII Trust Covenant	1.7300	Forest remnant.	QEII Trust Covenant
C093	QEII Trust Covenant	17.9600	Semi-coastal regenerating podocarp/broadleaf forest remnant.	QEII Trust Covenant
C094	QEII Trust Covenant	5.7700	Lowland regenerating forest remnant.	QEII Trust Covenant
C095	QEII Trust Covenant	2.6700	Forest remnant.	QEII Trust Covenant
C096	QEII Trust Covenant	3.3800	Forest remnant and foreshore.	QEII Trust Covenant
C097	QEII Trust Covenant	82.3000	Semi-coastal regenerating tussock shrub land and broadleaf/podocarp forest remnant.	QEII Trust Covenant

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C099	Great Moss Swamp	378.7400	Swamp/Lake - restiad bog and tussockland, rush and sedge swamp. National/Regional Significance.	Wetland - WERI Database (National/Regional Significance)
C100	Edge of Hoopers Inlet	1.1500	Estuary mudflat, salt marsh and reed swamp, succulent herb swamp. National/Local Significance.	Wetland - WERI Database (National/Local Significance)
C102	Papanui Inlet Saltmarsh	6.4200	Estuary - mudflat, succulent herb swamp. National/Local Significance.	Wetland - WERI Database (National/Local Significance)
C103	Swampy Summit Swamp	48.5100	Bog tarn, restiad bog and tussockland. National/Regional Significance.	Wetland - WERI Database (National/Regional Significance)
C104	Edge of Blueskin Bay	7.7000	Estuary - mudflat, salt rush and reed swamp, succulent herb swamp. Regional/Local Significance.	Wetland - WERI Database (Regional/Local Significance)
C106	Edge of Kaikorai Estuary, Estuary and Lagoon	67.1400	Estuary mudflat, salt marsh and reed swamp, succulent herb swamp. Regional Significance.	Wetland - WERI Database (Regional Significance)
C107	Edge of Pleasant River Estuary	1.6100	Estuary succulent herb swamp, mudflat, salt rush and reed swamp. Regional Significance	Wetland - WERI Database (Regional Significance)
C108	Edge of Purakaunui Inlet	1.6900	Estuary - rush and sedge swamp, succulent herb swamp, salt rush and reed swamp, estuarine shrub swamp. Regional/Local Significance.	Wetland - WERI Database (Regional/Local Significance)
C112	Edge of Tomahawk Lagoon	31.6600	Lake - lowland lake, reed swamp. Regional/Local Significance.	Wetland - WERI Database (Regional/Local Significance)
C114	Waipori Boot Wildlife Management Reserve	80.8600	Lagoon - rush and sedge swamp, broadleaved tree swamp, lowland swamp. Regional Significance.	Wetland - WERI Database (Regional Significance)
C116	Pilots Beach Recreation Reserve	3.8100	Provides habitat for a number of species, including little blue penguins, fur seals, hooker sea lions, elephant seals and leopard seals.	DCC Natural Reserve

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C117	Otekiho Local Purpose (Wildlife) Reserve	4.4400	Provides habitat for a number of wildlife species, including yellow -eyed penguins, fur seals, hooker sea lions, elephant seals and leopard seals.	DCC Natural Reserve
C118	Green Island/Okaihae	4.0600	Green Island/Okaihae rises to 42 metres above sea level, and is partly covered in coastal scrub and herbaceous vegetation. Provides habitat for a number of wildlife species, including yellow eyed penguins, blue penguins, royal spoonbill, Stewart Island shag, sooty shearwater, fairy prion, and variable oystercatcher. A small number of New Zealand fur seals also haul out on Green Island/Okaihae.	DOC
C119	Ross Creek	3.7300	Broadleaved and kanuka forest in gully. Area includes flood protection works for Water of the Leith and a bolder trap.	DCC Natural Reserve
C120	Rabbit Island Blueskin Bay	52.4100	Dune vegetation. Salt marsh and scrub on estuarine sandflat island.	DCC Natural Reserve
C121	Mount Pleasant Scenic Reserve	15.2500	Broadleaf / podocarp forest remnant	DOC
C123	Harbour Cone Parks land	34.1000	Broadleaved low forest and scrub on rocky summit. Rimu/pokaka forest and kanuka forest on low spur. Broadleaved forest on gully side. Broadleaved low forest on steep upper hillslope.	DCC Natural Reserve
C124	Burns Park extensions (Stevenson Bush)	14.1100	Broadleaved, kanuka and podocarp forest.	DCC Natural Reserve
C125	Frasers Gully	39.9600	Podocarp/broadleaved forest with kanuka forest in lowland gullies.	DCC Natural Reserve
C126	Mt Cargill City Forests area	10.1500	Distinctive and representative cloud forest vegetation with a range of successional stages which will allow continued regeneration of important indigenous tree species.	City Forest
C127	Fortification Stream Headwaters Swamp	25.8400	Swamp 500m above sea level located south west of Wallace Ford Road and Mount Gowie Road intersection in Clarks Junction. Swamps are scarce in Otago with less than 15% remaining. Contains red tussock, Juncus species	ORC Wetland
C128	Adjacent Chingford Park	10.4400	Podocarp/broadleaved and forest on mid hillslope.	DCC Natural Reserve

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C129	Pleasant River	14.2700	Estuarine edge of Pleasant River. Includes mudflat, salt marsh, reed and succulent swamp	LINZ
C130	Craigieburn Reserve	6.6000	Podocarp/broadleaved forest, kanuka forest, broadleaved low forest, around broad ridge crest.	DCC Natural Reserve
C131	Fernhill Marsh	0.7000	Marsh located 2km south east of Sutton and 200m above sea level. Scarce with less than 15% of marshes remaining in Otago	ORC Wetland
C132	North branch Waikouaiti River 1	508.4600	Tussock grassland, montane scrub, kanuka scrub and forest, broadleaved forest, podocarp/broadleaved forest on hillslopes and boulderfields occupying entire height of Mt Watkin.	DCC Reserve
C133	Black Rock Marshes	40.5000	Located 1.5km southwest of Black Rock and 16km east of Middlemarch at 480m above sea level. Marshes scarce in Otago with less than 15% remaining. Contains red tussock	ORC wetland
C136	Karetai Ledge	1.1000	Remnant coastal vegetation	DCC Natural Reserve
C137	Prospect Park Reserve (Lachlan)	4.9300	Includes Woodhaugh Gardens, Prospect Park, part Botanic Garden (not including Northern Cemetery), Willowbank and traffic island. Kanuka forest, broadleaved forest, on midslope. Kanuka/broadleaved forest on hillslope.	DCC Natural Reserve
C138	Parks Maori	6.7100	Broadleaf forest on midslope in town belt	DCC Reserve
C139	Lawyers Head	0.4000	Two nationally threatened plants present and significant habitat for sea birds	DCC Natural Reserve
C140	Cliff waterfall catchment above Tunnel Beach	2.8100	Remnant cliff top coastal vegetation	DCC Reserve
C141	Sanda Road and Cockerill Park, Brockville	6.5200	Broadleaf forest on midslope in town belt	DCC Natural Reserve
C142	Henley Swamp	9.1800	Significant swamp located south of Henley. Important habitat for waterfowl. Scarce with less than 15% of swamps remaining in Otago.	ORC Wetland
C143	Parks Wallace	7.9000	Lowland broadleaf forest dominated by mahoe, tree fuchsia, tarata and surrounded by residential suburbs	DCC Reserve

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C144	City Forests Whare Flat Silverstream and Flagstaff Forest	176.8400	Extensive area of representative dry land forest vegetation within City Forests plantation. Supports a high diversity of indigenous habitats and species some of which are nationally or locally uncommon	City Forest
C145	Glyn Wye Wetland Management Area	43.3200	Medium turf ephemeral tarns on broad ridge crest (380-440m above sea level), east of Middlemarch. Habitat for threatened herbaceous species and high diversity of indigenous rushes, herbs and other species.	ORC Wetland
C146	Jennings Creek Marsh	2.6400	Coastal marsh 2km northwest of Aramoana. Scarce in Otago less than 15% of marshes remain in Otago	ORC Wetland
C147	Lamb Hill Fen Complex	37.5200	Area of copper tussock wetland / swamp on gully floors (640m-740m above sea level) in the southern part of Macraes Ecological District. Copper tussock, toetoe, purei and common rush make up the canopy and various mosses, liverworts, rushes and herbs make up the ground layer. Scarce in Otago with less than 15% of swamps remaining.	ORC Wetland
C148	Lower Otokia Creek Marsh	3.0300	Northwest of the intersection of McIntosh Road and Sea View Road, Brighton. Scarce with less than 15% of marshes remaining in Otago. Habitat of waterfowl including Black Stilt.	ORC Wetland
C149	McGregor Swamp	2.9400	Located west of the intersection of Beach Street and Stewart Street, Waikouaiti. Swamps are scarce in Otago with less than 15% remaining. Spawning grounds for whitebait/inanga.	ORC Wetland
C150	McLachlan Road Marsh	10.2100	Located southeast of the intersection of Round Hill Road and McLachlan Road, Karitane. Scarce because less than 15% of marshes remain in Otago. Spawning grounds for whitebait/inanga.	ORC Wetland
C151	Murrays Road Inland Saline Wetland Management Area	1.4800	A salt pan (180m-200m above sea level) on the Tor Plateau which flows into a small wetland. Located south of the intersection of Longford Road and Murrays Road, Middlemarch. Scarce wetland type and only known salt pan within the Macraes Ecological District. Less than 18% of inland saline areas remain in Otago. Salt pan contains native salt tolerant plants and wet area natives sedges and rushes.	ORC Wetland

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C152	Office Creek Seepage	2.7900	Seepage area (500m-600m above sea level) surrounded by forestry, located 8km northwest of the intersection of Maungatua Road and Waipori Falls Road. Habitat for nationally and internationally rare or threatened species or communities, which includes eldon's galaxias.	ORC Wetland
C153	Old Dunstan Road Swamp	5.7400	Swamp 520m-560m above sea level located 6.5 km northwest of the intersection of Old Dunstan Road and Rocklands Road, Clarks Junction. Scarce with less than 15% of swamps remaining in Otago.	ORC Wetland
C154	Otokia Swamp	8.3700	Rush and sedge swamp adjacent to SH1 near Henley. Water levels fluctuate throughout the year. Scarce with less than 15% of swamps remaining in Otago. Regionally significant breeding area for waterfowl including NZ Shoveller, Pukeko, Pied Stilt and Spur-winged Plover	ORC Wetland
C155	Peat Moss Hills Fen Complex	35.2300	Fen and seepage area (620-680m above sea level) located 8km southwest of the intersection of Ramrock Road and Townsend Road, Middelmarsh. Has as a high degree of naturalness.	ORC Wetland
C156	Reefs Pond Margins	0.4900	Swamp (320m-340m above sea level) located 4km southeast of the intersection of Reefs Road and Barewood Road, Clarks Junction. Scarce less than 15% of swamps remain in Otago.	ORC Wetland
C157	Takitaoa Swamp	65.5500	Large flat valley floor wetland located 2.3km southwest of the intersection of Takitakitoa Road and Otokia-Kuri Bush Road East, Henley. Habitat for nationally or internationally rare or threatened species or communities, including South Island Fern Bird. Also habitat for inanga and potential habitat for kokopu. Scarce with less than 15% of swamps remaining in Otago. Vegetation includes rushlands, shrubs, ribbonwood and tussock in the southern part of the wetland.	ORC Wetland
C158	Te Matai Marsh Complex	1.0700	Marsh located 1.8km northwest of the intersection of Dick and Weir Road, Portobello. Scarce with less than 15% of marshes remaining in Otago.	ORC Wetland
C160	Whareakeake Marsh	1.7600	Beach wetland forming part of a chain of coastal wetlands located in Purakaunui, north Dunedin. Marshes scarce with less than 15% remaining in Otago. Presence of pukio, ribbonwood, frogs and native bird habitat.	ORC Wetland

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C161	Braeside Swamp	2.6400	Located 1.6km northeast of Waipori Falls, Berwick. Less than 15% of swamps remain in Otago.	ORC Wetland
C162	Andersons Pond Margins	2.5900	Swamp located north east of Clarks Junction 360m above sea level. Swamps are scarce with less than 15% remaining in Otago.	ORC Wetland
C163	Alexanders Creek	29.5900	Podocarp/broadleaved forest in gullies. Alexanders Creek supports banded kokopu, longfin eel, koura, and the At Risk amphipod <i>Austrodonta benhami</i> . Birds include kereru, tomtit, brown creeper, rifleman and other common forest birds.	QEII Trust Covenant registered 2-6-2010
C164	Grassy Point	1.7100	Contains significant coastal forest that provides habitat for one nationally at risk and seven locally important plant species and a representative assemblage of indigenous forest birds.	NA

A1.3 Schedule of Trees

Introduction to Tree Schedule

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

The Trees Schedule contains a list of trees, or groups of trees, that have been identified through the STEMs assessment system as being particularly worthy of protection from modification and removal because of their contribution to the maintenance or enhancement of amenity and the quality of the environment.

Schedule

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G003	55 Burma Road Dunedin	Sequoia sempervirens (group)	Californian redwood	
G004	125 Gladstone Road Sth Mosgiel	Exotic group	Exotic	
G006	120 Dukes Road Sth Taieri	Quercus robur (12)	English oak	
G007	3 Chelivode Street Waitati	Eucalyptus regnans (group)	Mountain ash	
G008	R Anzac Avenue Dunedin	Ulmus sp (avenue)	Elm	
G010	36 Barclay Street Dunedin	Cupressus macrocarpa (group of 5)	Monterey cypress	
G012	66 Bayfield Road Dunedin	Eucalyptus sp (group of 5)	Gum	
G013	20 Beaconsfield Road Portobello	Podocarpus totara (group)	Totara	
G014	R Bedford Street Dunedin	Quercus robur (group of 2)	Oak	
G015	11 Bellevue Place Port Chalmers	Eucalyptus sp (group of 4)	Gum	
G016	R Belmont Lane Dunedin	Quercus robur (group)	Oak	
G017	49 Birchfield Avenue Dunedin	Cupressus macrocarpa (group)	Monterey cypress	
G018	35 Braeside Mosgiel	Quercus robur (group of 6)	Oak	
G019	26 Braeview Crescent Dunedin	Nothofagus fusca (group)	Red beech	Tawhairaunui

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G021	R Braeview Crescent Dunedin	Sophora microphylla (group of 3)	Kowhai	Kowhai
G022	893 Brighton Road Brighton	Metrosideros excelsa (group of 9)	Pohutukawa	Pohutukawa
G023	123 Brockville Road Dunedin	Cupressus macrocarpa (group)	Macrocarpa	
G024	108 Brockville Road Dunedin	Pseudotsuga menziesii (group of 3)	Douglas fir	
G025	118 Brockville Road Dunedin	Nothofagus menziesii (group of 2)	Silver beech	Tawhai
G026	31 Burwood Avenue Dunedin	Podocarpus totara (group of 2)	Totara	Totara
G027	145 Camp Road Pukehiki	Eucalyptus sp (group)	Gum	
G028	R Camp Road Pukehiki	Cupressus macrocarpa / Pinus radiata (avenue)	Monterey cypress / Monterey pine	
G029	81 Chain Hills Road Taieri	Eucalyptus sp (group)	Gum	
G030	19E Highgrove Dunedin	Cupressus macrocarpa (group)	Monterey cypress	
G031	348 Coast Road Waikouaiti	Sophora microphylla (group)	Kowhai	Kowhai
G032	173 Mount Stoker Road Middlemarch	Populus nigra var. Italica (group of 6-7)	Lombardy poplar	
G033	R Dalziel Road Dunedin	Cupressus macrocarpa / Pinus radiata (avenue)	Monterey cypress/ Monterey pine	
G034	145 Doctors Point Road Waitati	Quercus robur (group)	Oak	
G035	182 Doctors Point Road Waitati	Pseudopanax crassifolius (group)	Lancewood	Horoeka
G038	275 Factory Road Mosgiel	Fagus sylvatica 'Riversii' (group of 2)	Copper beech	
G039	R Ferntree Drive Dunedin	Larix decidua (group of 4)	Larch	
G040	12 Fifield Street Dunedin	Ulmus procera (group of 2)	Elm	
G041	47A Fulton Road Dunedin	Acacia melanoxylon (group of 3)	Blackwood	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G042	860 Gladbrook Road Middlemarch	Fraxinus excelsior (avenue)	Ash	
G043	860 Gladbrook Road Middlemarch	Sequoiadendron giganteum (group)	Wellingtonia	
G045	100 Gladstone Road Dunedin	Nothofagus fusca (group of 2)	Red beech	Tawhairaunui
G047	171 Gladstone Road Sth Mosgiel	Sequoiadendron giganteum (group of 3)	Wellingtonia	
G049	85 Glenelg Street Dunedin	Pseudotsuga menziesii (group)	Douglas fir	
G050	85 Glenelg Street Dunedin	Sequoiadendron giganteum (group)	Wellingtonia	
G051	R Glengyle Street Dunedin	Pinus radiata (group of 2)	Monterey pine	
G053	58 Grendon Street Dunedin	Sequoiadendron giganteum (group of 3-4)	Wellingtonia	
G054	1711 Highcliff Road Dunedin	Eucalyptus globulus (group of 7-8)	Blue gum	
G055	1711 Highcliff Road Dunedin	Quercus robur (group of 5)	Oak	
G056	1 Quarantine Island Port Chalmers	Cupressus macrocarpa (group)	Monterey cypress	
G057	3 Quarantine Island Port Chalmers	Pinus sylvestris (group of 5-6)	Scots pine	
G058	194 Kaikorai Valley Road Dunedin	Rhododendron sp (group)	Rhododendron	
G060	626 Gladbrook Road Middlemarch	Quercus robur (group)	Oak	
G061	R Leith Walk Dunedin	Fagus sylvatica (group of 8)	English Beech	
G062	154 Macandrew Road Dunedin	Betula pendula (group of 3)	Silver birch	
G063	103 Maryhill Terrace Dunedin	Sequoia sempervirens (group of 4)	Sequoia	
G064	197 McGrath Road Waikouaiti	Tilia x europaea (group of 15)	Lime	
G065	197 McGrath Road Waikouaiti	Corylus avellana (group of 5)	Hazelnut	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G067	3 McMeakin Road Dunedin	Eucalyptus sp (group)	Eucalyptus	
G068	41 Milburn Street Dunedin	Eucalyptus globulus (group of 2)	Blue gum	
G069	73 Mold Street Middlemarch	Ulmus sp (group of 2)	Elm	
G070	86 Mold Street Middlemarch	Quercus robur (group of 5)	Oak	
G071	105 Moonlight Road Middlemarch	Quercus robur (group of 14)	Oak	
G072	1011 Mount Cargill Road Waitati	Eucalyptus globulus (avenue)	Blue gum	
G073	1 - 73 Buccleugh Street Dunedin	Sequoia sempervirens (group of 13)	Sequoia	
G074	45 McMeakin Road Abbotsford	Pinus radiata / Cupressus macrocarpa (group of 4)	Monterey pine / Monterey cypress	
G075	123 North Taieri Road Abbotsford	Rhododendron sp (group of 6)	Rhododendron	
G076	123 North Taieri Road Abbotsford	Metrosideros robusta (group of 2)	Northern rata	Rata
G077	95 Norwood Street Dunedin	Eucalyptus sp (group)	Gums/conifer	
G079	41 Purakaunui Road Purakaunui	Pinus radiata (group)	Pine	
G080	41 Purakaunui Road Purakaunui	Cupressus macrocarpa (group)	Monterey cypress	
G081	39 Purakaunui Station Road Purakaunui	Fraxinus excelsior (group of 5)	Ash	
G082	119 Ramrock Road Waikouaiti	Quercus robur (group - avenue)	Oak	
G083	22 Gladstone Road Sth Mosgiel	Quercus robur (avenue)	Oak	
G084	186 Reservoir Road Sawyers Bay	Sequoiadendron giganteum (group of 3)	Wellingtonia	
G087	15 Sanda Road Dunedin	Pseudotsuga menziesii (group of 6-8)	Douglas fir	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G089	8 Scotia Street Waikouaiti	Eucalyptus sp (group)	Gum	
G090	2 Seddon Street Waikouaiti	Quercus robur (group)	Oak	
G091	20 Isadore Road Dunedin	Pinus radiata (group)	Monterey pine	
G093	53 Stone Street Dunedin	Cupressus macrocarpa (group)	Monterey cypress	
G094	33 Swansea Street Middlemarch	Quercus robur (group of 7)	Oak	
G095	24 Tahuna Road Dunedin	Pinus radiata (group)	Monterey pine	
G096	496 Taieri Road Dunedin	Fraxinus excelsior (group of 6)	Ash	
G097	496 Taieri Road Dunedin	Sequoiadendron giganteum (group of 5)	Wellingtonia	
G098	496 Taieri Road Dunedin	Pseudotsuga menziesii (group of 5)	Douglas fir	
G099	475 Tomahawk Road Ocean Grove	Cupressus macrocarpa (group)	Monterey cypress	
G100	477 Tomahawk Road Ocean Grove	Cupressus macrocarpa (group)	Monterey cypress	
G102	126 Wairongoa Road North Taieri	Podocarpus totara (group of 6)	Totara	Totara
G103	183 Wairongoa Road North Taieri	Sequoiadendron giganteum (group of 3)	Wellingtonia	
G105	343 McHardy Road Middlemarch	Populus sp / Quercus robur (group shelterbelt)	Poplar - Oak	
G106	98 Woodside Road Outram	Quercus robur (group 4- 5)	Oak	
G107	171 Gladstone Road Sth Mosgiel	Sequoia sempervirens (group)	Coastal redwood	
G108	33 Heriot Row Dunedin	Sophora microphylla/ Prumnopitys ferruginea /Pseudopanax crassifolius (group)	Kowhai/ Miro/Lancewood	
G109	7797 Hyde- Middlemarch Road Middlemarch	Pinus ponderosa (group)	Western yellow pine	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G110	95 Norwood Street Dunedin	Nothofagus fusca/ Nothofagus truncata/ Nothofagus menziesii (group)	Beech	
G111	31 Royston Street Dunedin	Red beech		Nothofagus fusca (group of 2)
G112	107 Stevenson Avenue Sawyers Bay	Metrosideros umbellata (group)	Southern rata	Rata
G113	58 Taieri Mouth Road Brighton	Cupressus macrocarpa (group of 2)	Monterey cypress	
G114	1 Torridon Street Dunedin	Quercus robur (group)	Oak	
G115	224 Wakari Road Dunedin	Eucalyptus sp (group of 6)	Gum	
G116	224 Wakari Road Dunedin	Eucalyptus sp (group of 9)	Gum	
G117	224 Wakari Road Dunedin	Eucalyptus sp (group of 12)	Gum	
G118	110 Frederick Street Dunedin	Ulmus glabra "Lutescens" (group)	Golden elm	
T001	17 Ettrick Street Dunedin	Cordyline australis	Cabbage tree	Ti kouka
T003	15 Scotland Street Dunedin	Cordyline australis	Cabbage tree	Ti kouka
T005	17 Littlebourne Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T006	72 Newington Avenue Dunedin	Quercus suber	Cork oak	
T007	72 Newington Avenue Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T009	21 Gilmore Street Dunedin	Betula pendula	Silver birch	
T010	273 Malvern Street Dunedin	Sophora microphylla	Kowhai	Kowhai
T011	293 Malvern Street Dunedin	Sophora microphylla	Kowhai	Kowhai
T012	32 Littlebourne Road Dunedin	Sequoiadendron giganteum	Wellingtonia	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T013	32 Littlebourne Road Dunedin	Cedrus deodara	Deodar	
T014	33 Preston Crescent Dunedin	Nothofagus menziesii	Silver beech	Tawhai
T015	360 Highgate Dunedin	Tilia x europaea	European lime	
T016	367 High Street Dunedin	Cedrus atlantica	Atlas cedar	
T017	367 High Street Dunedin	Fagus sylvatica Cuprea	Copper beech	
T018	367 High Street Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T019	367 High Street Dunedin	Pseudopanax arboreus	Five-finger	Whawhaupaku
T020	367 High Street Dunedin	Ulmus procera	English elm	
T021	385 Leith Street Dunedin	Magnolia x soulangeana	Magnolia	
T022	385 Leith Street Dunedin	Podocarpus totara	Totara	Totara
T023	40 Littlebourne Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T024	43 Ross Street Dunedin	Podocarpus totara	Totara	Totara
T026	47 Garfield Avenue Dunedin	Sequoia sempervirens	Wellingtonia	
T027	47A Middleton Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T029	558 Great King Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T031	8 Fenwick Street Dunedin	Nothofagus solandri Cliffortioides	Mountain beech	Tawhairauriki
T032	8 Lundie Street Dunedin	Metrosideros umbellata	Southern rata	Rata
T033	97 Bedford Street Dunedin	Metrosideros umbellata	Southern rata	Rata
T034	30 Arthur Street Dunedin	Cedrus atlantica 'Glauca'	Blue atlas cedar	
T035	R Glendining Avenue Dunedin	Tilia x europaea	European lime	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T036	R Glendining Avenue Dunedin	Quercus robur	English Oak	
T037	449 George Street Dunedin	Fagus sylvatica Purpurea	Purple beech	
T038	449 George Street Dunedin	Metrosideros umbellata	Southern rata	Rata
T040	113 Gladstone Road Sth Mosgiel	Eucalyptus sp	Gum	
T041	155 Gladstone Road Sth Mosgiel	Cordyline australis	Cabbage tree	Ti kouka
T042	151 Gladstone Road Sth Mosgiel	Quercus robur	English oak	
T043	163 Gladstone Road Sth Mosgiel	Sophora microphylla	Kowhai	Kowhai
T044	17 Riccarton Road East Mosgiel	Quercus coccinea	Scarlet oak	
T045	171 Gladstone Road Sth Mosgiel	Ulmus procera	English elm	
T046	177 Gladstone Road Sth Mosgiel	Quercus robur	English oak	
T047	38 Riccarton Road East Mosgiel	Quercus robur	English oak	
T048	119 Riccarton Road West Mosgiel	Cupressus corneyana	Bhutan cypress	
T049	119 Riccarton Road West Mosgiel	Cupressus corneyana	Bhutan cypress	
T051	4 Cemetery Road East Taieri	Podocarpus totara	Totara	
T052	4 Cemetery Road East Taieri	Quercus robur	Oak	
T053	4 Cemetery Road East Taieri	Quercus robur	Oak	
T054	4 Cemetery Road East Taieri	Quercus robur	Oak	
T055	14 Cemetery Road East Taieri	Cedrus deodara	Deodar	
T057	245 Saddle Hill Road Saddle Hill	Sequoiadendron giganteum	Wellingtonia	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T058	70 Riccarton Road West Mosgiel	Sequoiadendron giganteum	Wellingtonia	
T060	1 Duke Street Mosgiel	Dacrycarpus dacrydioides	White pine	Kahikatea
T062	12 Church Street Mosgiel	Podocarpus totara	Totara	Totara
T064	16 Berwick Street Mosgiel	Podocarpus totara	Totara	Totara
T065	2 Cargill Street Mosgiel	Cordyline australis	Cabbage tree	Ti kouka
T066	6 Gordon Road Mosgiel	Ulmus glabra pendula	Weeping elm	
T069	24 Irvine Street Mosgiel	Magnolia grandiflora	Bull bay	
T070	33 Lanark Street Mosgiel	Sophora microphylla	Kowhai	Kowhai
T071	32 Gordon Road Mosgiel	Metrosideros umbellata	Southern rata	Rata
T072	4 Thames Street Mosgiel	Sophora microphylla	Kowhai	
T073	46 Gordon Road Mosgiel	Fagus sylvatica Purpurea	Purple beech	
T074	55 Forfar Street Mosgiel	Fagus sylvatica Purpurea	Purple beech	
T075	7 Dey Street Mosgiel	Juglans regia	Common walnut	
T076	7 Inglis Street Mosgiel	Prumnopitys ferruginea	Miro	Miro
T077	74 Church Street Mosgiel	Pseudopanax crassifolius	Lancewood	Horoeka
T079	94 Gordon Road Mosgiel	Cordyline australis	Cabbage tree	Ti kouka
T080	2A Factory Road Mosgiel	Fagus sylvatica Zlatia	Golden beech	
T081	270 Factory Road Mosgiel	Sequoiadendron giganteum	Wellingtonia	
T082	270 Factory Road Mosgiel	Sequoiadendron giganteum	Wellingtonia	
T083	270 Factory Road Mosgiel	Sequoiadendron giganteum	Wellingtonia	
T084	270 Factory Road Mosgiel	Cedrus deodara	Deodar	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T085	270 Factory Road Mosgiel	Hoheria angustifolia	Narrow leaved lacebark	Houhere
T086	270 Factory Road Mosgiel	Sequoiadendron giganteum	Wellingtonia	
T087	105A Gordon Road Mosgiel	Quercus robur	English oak	
T088	3 Green Street Mosgiel	Fagus sylvatica 'Riversii'	Copper beech	
T089	3 Green Street Mosgiel	Nothofagus fusca	Red beech	Tawhairaunui
T090	3 Green Street Mosgiel	Nothofagus fusca	Red beech	Tawhairaunui
T091	3 Green Street Mosgiel	Nothofagus fusca	Red beech	Tawhairaunui
T092	3 Green Street Mosgiel	Nothofagus fusca	Red beech	Tawhairaunui
T093	3 Green Street Mosgiel	Nothofagus fusca	Red beech	Tawhairaunui
T094	3 Green Street Mosgiel	Podocarpus totara	Totara	Totara
T095	25 Ashton Street Mosgiel	Juglans regia	Common walnut	
T096	25 Ashton Street Mosgiel	Nothofagus fusca	Red beech	Tawhairaunui
T097	25 Ashton Street Mosgiel	Pyrus` Williams Bon Cretien`	Pear	
T098	25 Ashton Street Mosgiel	Nothofagus fusca	Red beech	Tawhairaunui
T099	25 Ashton Street Mosgiel	Fraxinus excelsior Jaspidaea	Golden ash	
T1000	184 Scott Street Dunedin	Quercus robur	Oak	
T1001	R Finnie Road Saddle Hill	Cordyline australis	Cabbage tree remnant	Ti kouka
T1002	241 Saddle Hill Road Saddle Hill	Dacrycarpus dacrydioides	White pine	Kahikatea
T1003	245 Saddle Hill Road Saddle Hill	Eucalyptus sp	Gum	
T1004	245 Saddle Hill Road Saddle Hill	Sequoiadendron giganteum	Wellingtonia	
T1007	343 McHardy Road Middlemarch	Quercus robur	Oak	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1008	6 Severn Street Abbotsford	<i>Pseudopanax crassifolius</i>	Lancewood	Horoeka
T1009	R Shand Street Green Island	<i>Quercus robur</i>	Oak	
T101	31 Holyhead Street Outram	<i>Magnolia grandiflora</i>	Bull bay	
T1010	2 Sherwood Street Portobello	<i>Podocarpus totara</i>	Totara	Totara
T1011	141 Shetland Street Dunedin	<i>Nothofagus fusca</i>	Red beech	Tawhairaunui
T1012	173 Shetland Street Dunedin	<i>Sequoia sempervirens</i>	Sequoia	
T1013	173 Shetland Street Dunedin	<i>Ulmus glabra</i>	Elm	
T1015	46 Sidey Street Dunedin	<i>Araucaria heterophylla</i>	Norfolk pine	
T1016	17 Skerries Street Outram	<i>Juglans regia</i>	Walnut	
T1017	19 Skerries Street Outram	<i>Sophora microphylla</i>	Kowhai	Kowhai
T1018	27 Skibo Street Dunedin	<i>Araucaria heterophylla</i>	Norfolk pine	
T1019	32 Skibo Street Dunedin	<i>Nothofagus fusca</i>	Red beech	Tawhairaunui
T102	167 McDonald Road Woodside	<i>Podocarpus totara</i>	Totara	Totara
T1020	38 Skibo Street Dunedin	<i>Cedrus deodara</i>	Cedar	
T1022	162 Main South Road Green Island	<i>Fagus sylvatica 'Riversii'</i>	Copper beech	
T1023	178 Main South Road Green Island	<i>Phoenix canariensis</i>	Phoenix palm	
T1024	217 South Road Dunedin	<i>Fagus sylvatica 'Riversii'</i>	Copper beech	
T1025	217 South Road Dunedin	<i>Aesculus hippocastanum</i>	Horse chestnut	
T1026	286 South Road Dunedin	<i>Metrosideros umbellata</i>	Southern rata	Rata

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1028	29 Spencer Street Dunedin	Cupressus macrocarpa	Monterey cypress	
T1029	9 Springhill Road Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
T103	167 McDonald Road Woodside	Podocarpus totara	Totara	Totara
T1030	22 Springhill Road Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T1031	22 Springhill Road Dunedin	Quercus robur	Oak	
T1032	362 Leith Street Dunedin	Ilex aquifolium	Holly (variegated)	
T1033	362 Leith Street Dunedin	Cedrus atlantica 'Glauca'	Blue atlas cedar	
T1034	362 Leith Street Dunedin	Juglans regia	Walnut	
T1036	50 St Leonards Drive St Leonards	Sequoiadendron giganteum	Wellingtonia	
T1037	50 St Leonards Drive St Leonards	Chaemycyparis lawsoniana	Lawsons cypress	
T1038	50 St Leonards Drive St Leonards	Juglans regia	Walnut	
T1039	89 Stafford Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T104	187 McDonald Road Woodside	Podocarpus totara	Totara	Totara
T1040	89 Stafford Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T1041	4 Station Road Sawyers Bay	Quercus robur	Oak	
T1042	4 Station Road Sawyers Bay	Quercus robur	Oak	
T1043	12 Station Road Warrington	Fagus sylvatica	English beech	
T1044	20 Stevenson Avenue Sawyers Bay	Ulmus glabra 'Horizontalis'	Spreading elm	
T1047	4 Stoutgate Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1048	633 Gladbrook Road Middlemarch	Quercus robur	Oak	
T1049	633 Gladbrook Road Middlemarch	Sequoiadendron giganteum	Wellingtonia	
T105	187 McDonald Road Woodside	Podocarpus totara	Totara	Totara
T1050	633 Gladbrook Road Middlemarch	Fagus sylvatica	English beech	
T1051	633 Gladbrook Road Middlemarch	Betula pendula	Silver birch	
T1052	228 Stuart Street Dunedin	Populus sp	Poplar	
T1053	228 Stuart Street Dunedin	Fraxinus excelsior	Ash	
T1054	284 Stuart Street Dunedin	Tilia x europaea	Lime	
T1057	381 Stuart Street Dunedin	Agathis australis	Kauri	Kauri
T1058	416 Stuart Street Dunedin	Cedrus deodara	Cedar	
T1059	33 Sunbury Street Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
T106	805 Outram-Mosgiel Road Taieri	Juglans regia	Common walnut	
T1060	33 Sunbury Street Dunedin	Podocarpus totara	Totara	Totara
T1061	33 Sunbury Street Dunedin	Podocarpus totara	Totara	Totara
T1062	33 Swansea Street Middlemarch	Abies alba	European silver fir	
T1063	33 Swansea Street Middlemarch	Quercus robur	Oak	
T1064	R Hyde-Middlemarch Road Middlemarch	Sequoiadendron giganteum	Wellingtonia	
T1065	209 Taieri Road Dunedin	Cedrus sp	Cedar	
T1066	209 Taieri Road Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1067	222 Taieri Road Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T1069	226 Taieri Road Dunedin	Cedrus sp	Cedar	
T107	9 Mountfort Street Outram	Fagus sylvatica 'Riversii'	Copper beech	
T1070	226 Taieri Road Dunedin	Fraxinus excelsior	Ash	
T1074	282 Taieri Road Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T1075	282 Taieri Road Dunedin	Podocarpus totara	Totara	Totara
T1077	91 Helensburgh Road Dunedin	Griselinia littoralis	Broadleaf	Papauma
T1079	371 Taieri Road Dunedin	Prumnopitys taxifolia	Black pine	Matai
T108	17 Holyhead Street Outram	Ulmus procera	English elm	
T1080	91 Helensburgh Road Dunedin	Prumnopitys taxifolia	Black pine	Matai
T1081	91 Helensburgh Road Dunedin	Podocarpus totara	Totara	Totara
T1082	496 Taieri Road Dunedin	Cordyline australis	Cabbage tree	Ti kouka
T1083	496 Taieri Road Dunedin	Fraxinus excelsior 'Aurea'	Golden ash	
T1084	496 Taieri Road Dunedin	Cedrus atlantica	Atlas Cedar	
T1085	371 Taieri Road Dunedin	Eucalyptus sp	Eucalyptus	
T1086	371 Taieri Road Dunedin	Araucaria araucana	Monkey puzzle	
T1087	73 Helensburgh Road Dunedin	Araucaria araucana	Monkey puzzle	
T1088	321 Taieri Road Dunedin	Sequoiadendron giganteum	Wellingtonia	
T1089	91 Helensburgh Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1090	91 Helensburgh Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T1091	91 Helensburgh Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T1092	91 Helensburgh Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T1093	496 Taieri Road Dunedin	Pseudotsuga menziesii	Douglas fir	
T1094	15 Takahe Terrace St Leonards	Aesculus hippocastanum	Horse chestnut	
T1095	15 Takahe Terrace St Leonards	Ulmus glabra pendula	Weeping elm	
T1096	9 Tanner Road Dunedin	Populus nigra var. Italica	Lombardy poplar	
T1098	23 Teignmouth Street Abbotsford	Quercus robur	Oak	
T1099	23 Teignmouth Street Abbotsford	Quercus robur	Oak	
T1100	43 Teignmouth Street Abbotsford	Eucalyptus niphophila	Snow gum	
T1101	41 Tennyson Street Dunedin	Quercus robur	Oak	
T1102	41 Tennyson Street Dunedin	Quercus robur	Oak	
T1103	6 Thames Street Mosgiel	Taxus baccata	Yew	
T1104	6 Thames Street Mosgiel	Taxus baccata	Yew	
T1105	30 Thomas Street Waikouaiti	Fagus sylvatica 'Riversii'	Copper beech	
T1107	87 Thomas Street Waikouaiti	Sequoiadendron giganteum	Wellingtonia	
T1108	5 Thoreau Street Concord	Quercus robur	Oak	
T1109	5 Three Mile Hill Road Dunedin	Larix decidua	Larch	
T111	17 Ravensburn Street Woodside	Cordyline australis	Cabbage tree	Ti kouka

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1110	5 Three Mile Hill Road Dunedin	<i>Alnus glutinosa</i>	Alder	
T1111	546 Three Mile Hill Road Dunedin	<i>Cordyline australis</i>	Cabbage tree	Ti kouka
T1112	546 Three Mile Hill Road Dunedin	<i>Cordyline australis</i>	Cabbage tree	Ti kouka
T1113	546 Three Mile Hill Road Dunedin	<i>Quercus robur</i>	Oak	
T1114	546 Three Mile Hill Road Dunedin	<i>Quercus robur</i>	Oak	
T1115	8 Tolcarne Avenue Dunedin	<i>Arbutus unedo</i>	Strawberry tree	
T1116	8 Tolcarne Avenue Dunedin	<i>Tilia x europaea</i>	Lime	
T1117	8 Tolcarne Avenue Dunedin	<i>Quercus robur</i>	Oak	
T1118	8 Tolcarne Avenue Dunedin	<i>Tilia x europaea</i>	Lime	
T1119	14 Tomahawk Road Dunedin	<i>Metrosideros excelsa</i>	Pohutukawa	Pohutukawa
T112	1260 Lee Stream-Outram Road Outram	<i>Quercus robur</i>	English oak	
T1122	45 Torquay Street Abbotsford	<i>Cupressus sempervirens</i>	Italian cypress	
T1123	4 Torr Street Dunedin	<i>Cupressus sempervirens</i>	Mediterranean cypress	
T1124	15 Torr Street Dunedin	<i>Quercus robur</i>	Oak	
T1125	15 Torr Street Dunedin	<i>Quercus robur</i>	Oak	
T1127	1 Torridon Street Dunedin	<i>Sequoiadendron giganteum</i>	Wellingtonia	
T1128	1 Torridon Street Dunedin	<i>Sequoiadendron giganteum</i>	Wellingtonia	
T1129	1 Torridon Street Dunedin	<i>Sequoiadendron giganteum</i>	Wellingtonia	
T113	1130 Lee Stream-Outram Road Outram	<i>Sequoiadendron giganteum</i>	Wellingtonia	
T1130	1 Torridon Street Dunedin	<i>Sequoiadendron giganteum</i>	Wellingtonia	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1131	1 Torridon Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T1132	1 Torridon Street Dunedin	Araucaria heterophylla	Norfolk pine	
T1133	R Torridon Street Dunedin	Quercus robur	Oak	
T1134	59 Totara Street Ravensbourne	Araucaria heterophylla	Norfolk pine	
T1135	59 Totara Street Ravensbourne	Araucaria heterophylla	Norfolk pine	
T1137	1 Tweed Street Dunedin	Sphaeropteris medullaris (group of 3)	Tree fern	Mamaku
T1138	28 Tweed Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T1139	22 Tyne Street Dunedin	Quercus robur	Oak	
T114	1131 Lee Stream- Outram Road Outram	Sophora microphylla	Kowhai	Kowhai
T1140	22 Tyne Street Dunedin	Quercus robur	Oak	
T1141	22 Tyne Street Dunedin	Tilia x europaea	Lime	
T1142	22 Tyne Street Dunedin	Tilia x europaea	Lime	
T1143	22 Tyne Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T1144	22 Tyne Street Dunedin	Populus nigra var. Italica	Lombardy poplar	
T1145	22 Tyne Street Dunedin	Ulmus glabra	Elm	
T1146	22 Tyne Street Dunedin	Populus nigra var. Italica	Lombardy poplar	
T1147	8A Union Street Dunedin	Arbutus unedo	Strawberry tree	
T1148	145 Union Street Dunedin	Aesculus hippocastanum	Horse chestnut	
T115	3 Prospect Row Roseneath	Sequoiadendron giganteum	Wellingtonia	
T1150	63 Clyde Street Dunedin	Myoporum laetum	Ngaio	Ngaio
T1151	61 Viscount Road Waldronville	Pinus coulteri	Big cone pine	
T1152	1 Waikana Street Broad Bay	Juglans regia	Walnut	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1153	40 Manse Road Evansdale	Dacrydium cupressinum	Red pine	Rimu
T1155	97 Wairongoa Road North Taieri	Sophora microphylla	Kowhai	Kowhai
T1156	126 Wairongoa Road North Taieri	Sequoia sempervirens	Sequoia	
T1157	126 Wairongoa Road North Taieri	Pinus ponderosa	Western yellow pine	
T1158	183 Wairongoa Road North Taieri	Quercus robur	Oak	
T1159	183 Wairongoa Road North Taieri	Quercus robur	Oak	
T1160	237 Wairongoa Road North Taieri	Agathis australis	Kauri	Kauri
T1162	1043 Mount Cargill Road Waitati	Podocarpus totara	Totara	Totara
T1163	1531 Dunedin-Waitati Road Dunedin	Quercus robur	Oak	
T1164	20 McIntosh Road Waitati	Podocarpus totara	Totara	Totara
T1167	297 Wakari Road Dunedin	Sequoiadendron giganteum	Wellingtonia	
T1168	297 Wakari Road Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T1169	297 Wakari Road Dunedin	Sequoiadendron giganteum	Wellingtonia	
T1170	297 Wakari Road Dunedin	Quercus robur	Oak	
T1171	312 Wakari Road Dunedin	Pinus radiata 'Aurea'	Golden pine	
T1172	312 Wakari Road Dunedin	Pinus radiata 'Aurea'	Golden pine	
T1174	11 Wallace Street Dunedin	Quercus robur	Oak	
T1175	55 Wallace Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T1176	61 Wallace Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1177	74 Walton Street Dunedin	<i>Pseudotsuga menziesii</i>	Douglas fir	
T1178	14 Wanaka Street Ravensbourne	<i>Araucaria araucana</i>	Monkey puzzle	
T1179	14 Wanaka Street Ravensbourne	<i>Araucaria araucana</i>	Monkey puzzle	
T1180	23 Wanaka Street Ravensbourne	<i>Metrosideros umbellata</i>	Southern rata	Rata
T1182	1 Weir Road Peninsula	<i>Phoenix canerensis</i>	Phoenix palm	
T1184	36 Weir Street Green Island	<i>Fagus sylvatica</i> 'Riversii'	Copper beech	
T1185	38 Weir Street Green Island	<i>Abies alba</i>	European silver fir	
T1186	3 Whitby Street Dunedin	<i>Fagus sylvatica</i>	English beech	
T1187	75 Wickliffe Terrace Port Chalmers	<i>Araucaria heterophylla</i>	Norfolk pine	
T1188	2 Wilkinson Street Dunedin	<i>Cedrus deodara</i>	Cedar	
T1189	2 Will Street Abbotsford	<i>Metrosideros umbellata</i>	Southern rata	Rata
T1190	2 Will Street Abbotsford	<i>Quercus robur</i>	Oak	
T1191	4C Will Street Abbotsford	<i>Fraxinus</i> sp	Ash	
T1193	1 Will Street Abbotsford	<i>Sophora microphylla</i>	Kowhai	Kowhai
T1194	125 Woodside Road Outram	<i>Quercus robur</i>	Oak	
T1195	125 Woodside Road Outram	<i>Eucalyptus obliqua</i>	Eucalyptus	
T1196	42 Wray Street Dunedin	<i>Nothofagus fusca</i>	Red beech	Tawhairaunui
T1197	277 York Place Dunedin	<i>Pseudopanax macintyreii</i>	Lancewood	
T1198	284 York Place Dunedin	<i>Pittosporum eugenioides</i>	Lemonwood	Tarata

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1199	324 York Place Dunedin	Cryptomeria japonica	Japanese cedar	
T1200	349 York Place Dunedin	Quercus robur	Oak	
T1201	284 York Place Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T1202	37 Young Street Dunedin	Myoporum laetum	Ngaio	
T1203	37 Young Street Dunedin	Myoporum laetum	Ngaio	
T1204	37 Young Street Dunedin	Myoporum laetum	Ngaio	
T1205	37 Young Street Dunedin	Myoporum laetum	Ngaio	
T1207	10 Jubilee Street Dunedin	Hoheria sp (group)	Lacebark	Houhere
T1208	30 Arthur Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T1209	25 Ashton Street Mosgiel	Fagus sylvatica Purpurea	Copper beech	
T121	200 Huntly Road Outram	Cordyline australis	Cabbage tree	Ti Kouka
T1210	25 Ashton Street Mosgiel	Quercus coccinea	Scarlet oak	
T1211	560 Castle Street Dunedin	Pyrus sp	Pear	
T1212	411 North Road Dunedin	Cupressus macrocarpa	Monterey cypress	
T1213	3 City Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T1215	R Dundas Street Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
T1217	95 Gladbrook Road Middlemarch	Pinus ponderosa	Western yellow pine	
T1218	6491 Hyde- Middlemarch Road Middlemarch	Abies procera	Noble fir	
T1219	13 Hart Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T122	145 Hazlett Road North Taieri	Quercus robur	English oak	
T1220	70 Heriot Row Dunedin	Podocarpus totara	Totara	Totara
T1222	48 Hood Street Dunedin	Eucalyptus Sp	Gum	
T1223	7797 Hyde-Middlemarch Road Middlemarch	Fraxinus excelsior	Ash	
T1224	37A Middleton Road Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T1225	392 North Road Dunedin	Tilia sp	Lime	
T1226	22 Pitt Street Dunedin	Vitex lucens	Puriri	Puriri
T1227	72 Signal Hill Road Dunedin	Cupressus sp	Cypress	
T1228	30 Smith Street Dunedin	Myoporum laetum	Ngaio	Ngaio
T1229	388 Stuart Street Dunedin	Nothofagus sp	Native Beech	
T123	1 Abbotts Hill Road Abbotsford	Hoheria angustifolia	Hoheria	Houhere
T1230	58 Taieri Mouth Road Brighton	Cupressus macrocarpa	Monterey cypress	
T1231	58 Taieri Mouth Road Brighton	Cupressus macrocarpa	Monterey cypress	
T1232	58 Taieri Mouth Road Brighton	Cupressus macrocarpa	Monterey cypress	
T1233	6 The Terrace Warrington	Quercus sp	Oak	
T1234	173 Victoria Road St Kilda	Metrosideros excelsa	Pohutukawa	Pohutukawa
T1235	4 Wharfdale Street Macandrew Bay	Metrosideros excelsa	Pohutukawa	Pohutukawa
T1236	17 Maryhill Terrace Dunedin	Petula pendula	Silver birch	
T1237	118 London Street Dunedin	Nothfagus solandrii (check)	Black beech	
T124	1 Abbotts Hill Road Abbotsford	Podocarpus totara	Totara	Totara

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1240	153 Glenpark Avenue Dunedin	Agathis australis	Kauri	Kauri
T1241	144 Queen Street Dunedin	Sophora microphylla	Kowhai	Kowhai
T1242	149 Helensburgh Road Dunedin	Sophora microphylla	Kowhai	Kowhai
T1243	28 Bellevue Street Dunedin	Cedrus libani	Lebanese cedar	
T1245	3 Pitt Street Dunedin	Nothofagus fusca	Red beech	
T1246	24 Mount Street Waikouaiti	Liriodendron tulipifera	Tulip tree	
T1247	36 Granville Terrace Dunedin	Ulmus glabra pendua (check)	Weeping elm	
T1249	248 High Street Dunedin	Myoporum laetum	Ngaio	Ngaio
T125	1 Abbotts Hill Road Abbotsford	Dacrydium cupressinum	Red pine	Rimu
T1250	77 Riccarton Road West Mosgiel	Betula pendula	Silver birch	
T1251	77 Riccarton Road West Mosgiel	Juglans regia	Walnut	
T126	28 Abbotts Hill Road Abbotsford	Cupressus macrocarpa	Monterey cypress	
T127	20 Aberdeen Street Waikouaiti	Quercus robur	Oak	
T128	20 Aberdeen Street Waikouaiti	Quercus robur	Oak	
T129	20 Aberdeen Street Waikouaiti	Ulmus glabra	Elm	
T130	20 Aberdeen Street Waikouaiti	Acer pseudoplatanus	Sycamore	
T131	R Aberdeen Street Waikouaiti	Eucalyptus globulus	Blue gum	
T132	4 Airedale Street Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T134	95 Albany Street Dunedin	Sequoiadendron giganteum	Wellingtonia	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T135	51 Albert Street Dunedin	<i>Metrosideros excelsa</i>	Pohutukawa	Pohutukawa
T136	39 Allandale Road Dunedin	<i>Griselinia littoralis</i>	Broadleaf	Papauma
T138	3 Henley Road Henley	<i>Quercus robur</i>	Oak	
T139	45 Allen Road Sth Green Island	<i>Podocarpus totara</i>	Totara	Totara
T140	45 Allen Road Sth Green Island	<i>Podocarpus totara</i>	Totara	Totara
T141	14 Alison Crescent Dunedin	<i>Nothofagus fusca</i>	Red beech	Tawhairaunui
T142	14 Alison Crescent Dunedin	<i>Tilia x europaea</i>	Lime	
T143	7 Alva Street Dunedin	<i>Cupressus sempervirens</i> Swane's Gold	Mediterranean cypress	
T144	7 Alva Street Dunedin	<i>Cupressus sempervirens</i> Swane's Gold	Mediterranean cypress	
T145	34 Alva Street Dunedin	<i>Fagus sylvatica</i> 'Riversii'	Copper beech	
T149	365 Aramoana Road Port Chalmers	<i>Cupressus macrocarpa</i>	Monterey cypress	
T150	381 Aramoana Road Port Chalmers	<i>Pinus radiata</i>	Monterey pine	
T151	28 Argyle Street Mosgiel	<i>Fagus sylvatica</i> 'Riversii'	Copper beech	
T152	43 Argyle Street Dunedin	<i>Fagus sylvatica</i> 'Riversii'	Copper beech	
T153	50 Argyle Street Mosgiel	<i>Pinus ponderosa</i>	Western yellow pine	
T154	74 Argyle Street Mosgiel	<i>Metasequoia</i> <i>glyptostroboides</i>	Dawn redwood	
T155	74 Argyle Street Mosgiel	<i>Ulmus glabra</i> 'Horizontalis'	Spreading elm	
T156	74 Argyle Street Mosgiel	<i>Tilia x europaea</i>	Lime	
T157	57 Argyle Street Dunedin	<i>Fagus sylvatica</i> 'Riversii'	Copper beech	
T158	2 Arthur Street Dunedin	<i>Fagus sylvatica</i> 'Riversii'	Copper beech	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T160	21 Arthur Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T161	26 Arthur Street Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T162	16 Auld Street Dunedin	Phoenix canariensis	Phoenix palm	
T163	500 Hillside Road Dunedin	Quercus robur	Oak	
T164	500 Hillside Road Dunedin	Quercus robur	Oak	
T165	30 Balmacewen Road Dunedin	Cedrus atlantica	Atlas Cedar	
T166	30 Balmacewen Road Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T167	50 Balmacewen Road Dunedin	Metrosideros umbellata	Southern rata	Rata
T168	125 Balmacewen Road Dunedin	Pseudotsuga menziesii	Douglas fir	
T170	125 Balmacewen Road Dunedin	Pinus radiata 'Aurea'	Golden monterey pine	
T171	68 Bank Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T172	2 Ralston Street Allanton	Eucalyptus globulus	Blue gum	
T174	R Barr Street Dunedin	Pseudotsuga menziesii	Douglas fir	
T176	378 Bay View Road Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
T183	66 Bayfield Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T184	66 Bayfield Road Dunedin	Magnolia sp	Magnolia	
T185	2 Beaumaris Street Outram	Nothofagus fusca	Red beech	Tawhairaunui
T186	34 Begg Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T187	89 Belford Street Dunedin	Eucalyptus globulus	Blue gum	
T188	27 Belgrave Crescent Dunedin	Fagus sylvatica 'Riversii'	Copper beech	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T189	28 Bellevue Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T190	20 Belmont Lane Dunedin	Fagus sylvatica	English beech	
T191	20 Belmont Lane Dunedin	Cedrus atlantica	Atlas Cedar	
T192	26 Belmont Lane Dunedin	Fagus sylvatica	English beech	
T193	26 Belmont Lane Dunedin	Fagus sylvatica	English beech	
T194	34 Belmont Lane Dunedin	Metrosideros umbellata	Southern rata	Rata
T195	34 Belmont Lane Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T196	1 Bernicia Street Port Chalmers	Rhopalostylis sapida	Nikau	Nikau
T197	3 Berwick Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T198	4 Berwick Street Dunedin	Cedrus sp	Cedar	
T200	17 Blacks Road Dunedin	Cedrus atlantica	Atlas Cedar	
T202	23 Blanket Bay Road Sawyers Bay	Populus nigra var. Italica	Lombardy poplar	
T203	400 Blueskin Road Port Chalmers	Dacrydium cupressinum	Red pine	Rimu
T204	400 Blueskin Road Port Chalmers	Dacrydium cupressinum	Red pine	Rimu
T205	41 Purakaunui Road Purakaunui	Dacrydium cupressinum	Red pine	Rimu
T206	R Blueskin Road Port Chalmers	Cupressus macrocarpa	Macrocarpa	
T207	5 Blundell Street Dunedin	Pseudotsuga menziesii	Douglas fir	
T208	97 Borlases Road Port Chalmers	Sequoiadendron giganteum	Wellingtonia	
T209	97 Borlases Road Port Chalmers	Sequoiadendron giganteum	Wellingtonia	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T211	4 Bouverie Street Dunedin	Metrosideros umbellata	Southern rata	Rata
T212	38 Braeside Mosgiel	Quercus robur	Oak	
T213	11 Braeview Crescent Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T214	23 Braeview Crescent Dunedin	Sequoia sempervirens	Sequoia	
T215	24 Braeview Crescent Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T216	26 Braeview Crescent Dunedin	Araucaria heterophylla	Norfolk pine	
T217	24 Braeview Crescent Dunedin	Ginkgo biloba	Maidenhair tree	
T218	26 Braeview Crescent Dunedin	Juglans ailantifolia	Japanese walnut	
T219	78 Braeview Crescent Dunedin	Eucalyptus sp	Eucalyptus	
T221	140 Brighton Road Green Island	Eucalyptus sp	Eucalyptus	
T222	19 Brinsdon Road Dunedin	Prumnopitys ferruginea	Miro	Miro
T223	19 Brinsdon Road Dunedin	Dacrydium cupressinum	Red pine	Rimu
T224	19 Brinsdon Road Dunedin	Dacrydium cupressinum	Red pine	Rimu
T225	19 Brinsdon Road Dunedin	Dacrydium cupressinum	Red pine	Rimu
T226	19 Brinsdon Road Dunedin	Dacrydium cupressinum	Red pine	Rimu
T227	19 Brinsdon Road Dunedin	Dacrydium cupressinum	Red pine	Rimu
T228	19 Brinsdon Road Dunedin	Dacrydium cupressinum	Red pine	Rimu
T229	19 Brinsdon Road Dunedin	Dacrydium cupressinum	Red pine	Rimu
T230	19 Brinsdon Road Dunedin	Dacrydium cupressinum	Red pine	Rimu

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T231	19 Brinsdon Road Dunedin	Dacrydium cupressinum	Red pine	Rimu
T232	89 Brockville Road Dunedin	Tilia x europaea	Lime	
T233	101 Brockville Road Dunedin	Araucaria araucana	Monkey puzzle	
T234	118 Brockville Road Dunedin	Metrosideros umbellata	Southern rata	Rata
T235	223 Brockville Road Dunedin	Betula pendula	Silver birch	
T237	57 Brownville Crescent Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T238	2 Bruce Road Momona	Quercus robur	Oak	
T239	95 Bruce Road Momona	Quercus robur	Oak	
T240	95 Bruce Road Momona	Quercus robur	Oak	
T241	2 Bruce Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T243	30 Buccleugh Street Dunedin	Populus nigra var. Italica	Lombardy poplar	
T244	104 Buccleugh Street Dunedin	Fraxinus excelsior 'Aurea'	Golden ash	
T245	R Burkes Drive Ravensbourne	Eucalyptus globulus	Blue gum	
T246	197 Burt Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T247	9 Burwood Avenue Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T248	72 Newington Avenue Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T249	31 Burwood Avenue Dunedin	Pseudopanax crassifolius	Lancewood	Horoeka
T250	34 Burwood Avenue Dunedin	Metrosideros umbellata	Southern rata	Rata
T251	218 Bush Road Mosgiel	Fagus sylvatica 'Riversii'	Copper beech	
T252	218 Bush Road Mosgiel	Fagus sylvatica 'Riversii'	Copper beech	
T253	218 Bush Road Mosgiel	Tilia x europaea	Lime	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T254	218 Bush Road Mosgiel	Tilia x europaea	Lime	
T255	218 Bush Road Mosgiel	Aesculus hippocastanum	Horse chestnut	
T256	218 Bush Road Mosgiel	Ulmus glabra	Elm	
T257	218 Bush Road Mosgiel	Araucaria araucana	Monkey puzzle	
T258	218 Bush Road Mosgiel	Juglans regia	Walnut	
T259	218 Bush Road Mosgiel	Sequoia sempervirens	Sequoia	
T262	218 Bush Road Mosgiel	Magnolia grandifolia	Magnolia	
T263	218 Bush Road Mosgiel	Ulmus glabra 'Horizontalis'	Spreading elm	
T264	291 Bush Road Mosgiel	Nothofagus fusca	Red beech	Tawhairaunui
T265	285 Bush Road Mosgiel	Pseudopanax crassifolius	Lancewood	Horoeka
T268	317 Bush Road Mosgiel	Quercus robur	Oak	
T269	317 Bush Road Mosgiel	Quercus robur	Oak	
T270	13 Cairnhill Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T271	53 Campbells Road Dunedin	Metrosideros umbellata	Southern rata	Rata
T272	145 Camp Road Pukehiki	Metrosideros robusta	Northern rata	Rata
T273	145 Camp Road Pukehiki	Dacrydium cupressinum	Red pine	Rimu
T274	145 Camp Road Pukehiki	Nothofagus fusca	Red beech	Tawhairaunui
T275	145 Camp Road Pukehiki	Taxus baccata	Yew	
T276	145 Camp Road Pukehiki	Cedrus atlantica	Atlas Cedar	
T277	145 Camp Road Pukehiki	Cedrus deodara	Deodar	
T278	145 Camp Road Pukehiki	Taxus baccata	Yew	
T279	22 Cannington Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T281	82 Cannington Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T283	106 Cannington Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T284	124 Cannington Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T285	100 Cannington Road Dunedin	Podocarpus totara	Totara	Totara
T286	17 Cardigan Street East Middlemarch	Sequoiadendron giganteum	Wellingtonia	
T287	15 Cardigan Street East Middlemarch	Pseudotsuga menziesii	Douglas fir	
T288	17 Cardigan Street East Middlemarch	Sequoiadendron giganteum	Wellingtonia	
T289	123 Cargill Street Dunedin	Populus nigra var. Italica	Lombardy poplar	
T290	123 Cargill Street Dunedin	Populus nigra var. Italica	Lombardy poplar	
T291	55 Carlyle Road Mosgiel	Podocarpus totara	Totara	Totara
T292	50 Carson Street Dunedin	Quercus robur	Oak	
T294	155 Hanover Street Dunedin	Fraxinus oxycarpa Raywood	Raywood ash	
T297	1 - 598 Castle Street Dunedin	Sophora microphylla	Kowhai	Kowhai
T298	4 Cemetery Road East Taieri	Cedrus atlantica	Atlas Cedar	
T299	LOT 1 District Road, Green Island	Quercus robur	Oak	
T300	3 Roneval Street Karitane	Eucalyptus globulus	Blue gum	
T301	81 Chain Hills Road Taieri	Eucalyptus sp	Eucalyptus	
T302	7 Chambers Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T303	62 Chambers Street Dunedin	Ulmus glabra 'Lutescens'	Golden elm	
T304	22 Chapman Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T307	141 Chapman Street Dunedin	Cedrus deodara	Cedar	
T308	95 Huntly Road Outram	Quercus robur	Oak	
T309	95 Huntly Road Outram	Quercus robur	Oak	
T314	14 Claremont Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T315	49 Claremont Street Dunedin	Fagus sylvatica	English beech	
T316	51 Claremont Street Dunedin	Quercus robur	Oak	
T317	51 Claremont Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T319	17 Cliffs Road Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T320	17 Cliffs Road Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T321	38 Clyde Street Roseneath	Pinus radiata	Monterey pine	
T322	124 Clyde Street Dunedin	Cedrus sp	Cedar	
T323	124 Clyde Street Dunedin	Cedrus sp	Cedar	
T324	117 Dundas Street Dunedin	Quercus robur	Oak	
T325	125 Clyde Street Dunedin	Aesculus hippocastanum	Horse chestnut	
T326	127 Clyde Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T327	127 Clyde Street Dunedin	Tilia x europaea	Lime	
T328	127 Clyde Street Dunedin	Tilia x europaea	Lime	
T329	127 Clyde Street Dunedin	Quercus robur	Oak	
T330	29 Coach Road Fairfield	Pseudotsuga menziesii	Douglas fir	
T331	43 Coalstage Road Saddle Hill	Eucalyptus sp	Eucalyptus	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T332	231 Coast Road Waikouaiti	Quercus robur	Oak	
T333	115 Coast Road Waikouaiti	Eucalyptus globulus	Blue gum	
T334	225 Coast Road Waikouaiti	Metrosideros umbellata	Southern rata	Rata
T335	225 Coast Road Waikouaiti	Metrosideros excelsa	Pohutukawa	Pohutukawa
T336	225 Coast Road Waikouaiti	Chiranthodendron pentadactylon	Monkey hand tree	
T337	266 Coast Road Waikouaiti	Quercus robur	Oak	
T338	266 Coast Road Waikouaiti	Quercus robur	Oak	
T339	284 Coast Road Waikouaiti	Quercus robur	Oak	
T340	392 Coast Road Waikouaiti	Cupressus macrocarpa	Monterey cypress	
T341	481 Coast Road Waikouaiti	Cupressus sempervirens	Italian cypress	
T342	772 Coast Road Waikouaiti	Juglans regia	Walnut	
T343	1182 Coast Road Waikouaiti	Ulmus glabra 'Horizontalis'	Spreading elm	
T344	1426 Coast Road Karitane	Quercus robur	Oak	
T345	5 Cohen Place Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T348	6 Colquhoun Street Dunedin	Dacrydium cupressinum	Red pine	Rimu
T349	18 Como Street Dunedin	Nothofagus solandri var Solandri	Black beech	Tawhairauriki
T350	173 Mount Stoker Road Middlemarch	Pinus radiata	Monterey pine	
T352	27 Coombe Hay Terrace Careys Bay	Juglans regia	Walnut	
T353	35 Corstorphine Road Dunedin	Populus sp	Poplar	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T354	53 County Road Dunedin	Nothofagus menziesii	Silver beech	Tawhai
T355	12 Craighall Crescent Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T356	37 Craighall Crescent Dunedin	Cedrus atlantica	Atlas Cedar	
T357	51 Craighall Street Dunedin	Picea glauca	White spruce	
T358	27 Cranston Street Dunedin	Tilia x europaea	Lime	
T360	490 Cumberland Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T362	490 Cumberland Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T363	419 Great King Street Dunedin	Fagus sylvatica	English beech	
T364	419 Great King Street Dunedin	Tilia x europaea	Lime	
T365	419 Great King Street Dunedin	Acer pseudoplatanus	Sycamore	
T366	419 Great King Street Dunedin	Ulmus glabra	Elm	
T367	693 Cumberland Street Dunedin	Metasequoia glyptostroboides	Dawn redwood	
T368	640 Cumberland Street Dunedin	Juglans regia	Walnut	
T370	31 Dalry Street Dunedin	Eucalyptus sp	Eucalyptus	
T371	114 Dalziel Road Dunedin	Pinus radiata	Monterey pine	
T372	3 Danube Street Dunedin	Quercus robur	Oak	
T373	37 Derwent Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T374	213 Doctors Point Road Waitati	Eucalyptus sp	Eucalyptus	
T375	97 Doon Street Dunedin	Quercus robur	Oak	
T376	7 Drivers Road Dunedin	Cedrus atlantica	Atlas Cedar	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T377	7 Drivers Road Dunedin	Quercus robur	Oak	
T378	7 Drivers Road Dunedin	Ulmus glabra	Weeping elm	
T380	30A Driver Street Long Beach	Populus nigra var. Italica	Lombardy poplar	
T383	347 Dukes Road Nth North Taieri	Eucalyptus sp	Eucalyptus	
T384	15 Dunblane Street Dunedin	Sophora microphylla	Kowhai	Kowhai
T385	4 Dundas Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T386	255 Great King Street Dunedin	Platanus sp	Plane tree	
T387	255 Great King Street Dunedin	Platanus sp	Plane tree	
T388	42 Frederick Street Dunedin	Platanus sp	Plane tree	
T389	255 Great King Street Dunedin	Platanus sp	Plane tree	
T390	255 Great King Street Dunedin	Platanus sp	Plane tree	
T391	255 Great King Street Dunedin	Quercus robur	Oak	
T392	255 Great King Street Dunedin	Quercus robur	Oak	
T393	255 Great King Street Dunedin	Quercus robur	Oak	
T394	255 Great King Street Dunedin	Aesculus hippocastanum	Horse chestnut	
T395	13 Durham Street Dunedin	Fraxinus excelsior	Ash	
T396	13 Durham Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T397	481 East Taieri-Allanton Road Allanton	Quercus robur	Oak	
T398	41 Edgar Street Dunedin	Podocarpus totara	Totara	
T399	144 Eglinton Road Dunedin	Quercus robur	Oak	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T401	1 Montecillo Lane Dunedin	Sequoia sempervirens	Sequoia	
T402	2 Montecillo Lane Dunedin	Quercus robur	Oak	
T403	80 Eglinton Road Dunedin	Sequoia sempervirens	Sequoia	
T404	99 Eglinton Road Dunedin	Betula pendula	Silver birch	
T405	115 Eglinton Road Dunedin	Araucaria heterophylla	Norfolk pine	
T407	80 Eglinton Road Dunedin	Nothofagus menziesii	Silver beech	Tawhai
T408	2 Egmont Street Dunedin	Pseudotsuga menziesii	Douglas fir	
T410	7 Elder Street Dunedin	Quercus palustris	Pin oak	
T411	17 Elder Street Dunedin	Metrosideros umbellata	Southern rata	Rata
T412	34 Elgin Road Dunedin	Quercus robur	Oak	
T414	48 Elm Row Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T416	43 Elwyn Crescent Green Island	Ulmus glabra	Elm	
T417	25 Embo Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T418	31 Emerson Street Concord	Ulmus glabra 'Horizontalis'	Spreading elm	
T419	10 Emily Siedeberg Place Dunedin	Fraxinus excelsior	Ash	
T420	22 Erin Street Dunedin	Juglans regia	Walnut	
T423	311 Castle Street Dunedin	Fraxinus oxycarpa Raywood	Raywood ash	
T425	25 Ettrick Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T426	25 Ettrick Street Dunedin	Podocarpus totara	Totara	Totara
T427	25 Ettrick Street Dunedin	Dacrydium cupressinum	Red pine	Rimu
T428	25 Ettrick Street Dunedin	Fagus sylvatica	English beech	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T429	41 Ettrick Street Dunedin	Dacrycarpus dacrydioides	White pine	Kahikatea
T430	41 Ettrick Street Dunedin	Cupressus torulosa	Bhutan cypress	
T431	41 Ettrick Street Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
T432	55B Every Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T433	86 Every Street Dunedin	Metrosideros umbellata	Southern rata	Rata
T437	9 Exeter Street Sutton	Sequoiadendron giganteum	Wellingtonia	
T438	9 Exeter Street Sutton	Quercus robur	Oak	
T439	275 Factory Road Mosgiel	Fagus sylvatica 'Riversii'	Copper beech	
T442	27 Falkland Street Dunedin	Cedrus sp	Cedar	
T443	8 Fea Street Dunedin	Araucaria araucana	Monkey puzzle	
T444	5 Ferntree Drive Dunedin	Abies alba	European silver fir	
T445	14 Ferntree Drive Dunedin	Cupressus macrocarpa	Macrocarpa	
T446	14 Ferntree Drive Dunedin	Cordyline australis	Cabbage tree	Ti kouka
T447	14 Ferntree Drive Dunedin	Sophora microphylla	Kowhai	Kowhai
T448	14 Ferntree Drive Dunedin	Metrosideros robusta	Northern rata	Rata
T449	14 Ferntree Drive Dunedin	Dacrydium cupressinum	Red pine	Rimu
T450	14 Ferntree Drive Dunedin	Prumnopitys taxifolia	Black pine	Matai
T451	22 Ferntree Drive Dunedin	Nothofagus dombeyii	Coigue	
T453	2 Fifield Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T454	2 Fifield Street Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T455	12A Fifiel Street Dunedin	Ulmus glabra pendula	Spreading elm	
T456	11 Forbury Road Dunedin	Sophora tetraptera	Kowhai	Kowhai
T457	16 Forbury Road Dunedin	Fraxinus excelsior	Ash	
T458	18 Forbury Road Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
T459	54 Forbury Road Dunedin	Phoenix canerensis	Phoenix palm	
T464	29 Fortune Street Dunedin	Metrosideros umbellata	Southern rata	Rata
T466	43A Garfield Avenue Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T467	43A Garfield Avenue Dunedin	Nothofagus solandri	Black beech	Tawhairauriki
T468	43A Garfield Avenue Dunedin	Nothofagus solandri	Lemonwood	Tarata
T469	43A Garfield Avenue Dunedin	Sophora microphylla	Kowhai	Kowhai
T470	43A Garfield Avenue Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T471	43A Garfield Avenue Dunedin	Nothofagus solandri	Black beech	Tawhairauriki
T472	43A Garfield Avenue Dunedin	Griselinia littoralis	Broadleaf	Papauma
T473	43A Garfield Avenue Dunedin	Arbutus unedo	Strawberry tree	
T474	43A Garfield Avenue Dunedin	Betula pendula	Silver birch	
T475	449 George Street Dunedin	Fraxinus excelsior pendula	Weeping ash	
T476	509 George Street Dunedin	Fraxinus excelsior pendula	Weeping ash	
T478	521 George Street Dunedin	Metrosideros robusta	Northern rata	Rata
T479	704 George Street Dunedin	Ginkgo biloba	Maidenhair tree	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T482	1020 George Street Dunedin	<i>Sophora microphylla</i>	Kowhai	Kowhai
T483	1028 George Street Dunedin	<i>Quercus coccinea</i>	Oak	
T484	1037 George Street Dunedin	<i>Tilia x europaea</i>	Lime	
T485	6 Gilkison Street Dunedin	<i>Araucaria araucana</i>	Monkey puzzle	
T486	860 Gladbrook Road Middlemarch	<i>Quercus robur</i>	Oak	
T487	860 Gladbrook Road Middlemarch	<i>Quercus coccinea</i>	Scarlet Oak	
T488	860 Gladbrook Road Middlemarch	<i>Sequoia sempervirens</i>	Sequoia	
T489	860 Gladbrook Road Middlemarch	<i>Juglans regia</i>	Walnut	
T490	33 Gladfield Road East Taieri	<i>Eucalyptus globulus</i>	Blue gum	
T491	33 Gladfield Road East Taieri	<i>Eucalyptus globulus</i>	Blue gum	
T492	33 Gladfield Road East Taieri	<i>Eucalyptus globulus</i>	Blue gum	
T493	R Gladstone Road Nth Mosgiel	<i>Sequoiadendron giganteum</i>	Wellingtonia	
T494	100 Gladstone Road Dunedin	<i>Abies procera</i>	Noble fir	
T496	67A Gladstone Road Dunedin	<i>Juglans regia</i>	Walnut	
T499	110 Gladstone Road Nth Mosgiel	<i>Sequoiadendron giganteum</i>	Wellingtonia	
T500	116 Gladstone Road Nth Mosgiel	<i>Sequoiadendron giganteum</i>	Wellingtonia	
T501	116 Gladstone Road Nth Mosgiel	<i>Sequoiadendron giganteum</i>	Wellingtonia	
T503	88A Glasgow Street Dunedin	<i>Metrosideros excelsa</i>	Pohutukawa	Pohutukawa
T504	34 Glen Road Dunedin	<i>Betula pendula</i>	Silver birch	
T506	R Glen Road Dunedin	<i>Fagus sylvatica</i>	English beech	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T507	15 Glenbrook Drive Mosgiel	Quercus robur	Oak	
T508	26 Glendevon Place Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T509	44 Glendevon Place Dunedin	Sequoia sempervirens	Sequoia	
T510	44 Glendevon Place Dunedin	Podocarpus totara	Totara	Totara
T511	89 Glenelg Street Dunedin	Eucalyptus globulus	Blue gum	
T512	85 Glenelg Street Dunedin	Araucaria araucana	Monkey puzzle	
T513	21 Glenmore Street Dunedin	Podocarpus totara	Totara	Totara
T514	21 Glenmore Street Dunedin	Knightia excelsa	NZ Honeysuckle	Rewarewa
T515	21 Glenmore Street Dunedin	Beilschmiedia tawa	Tawa	Tawa
T516	21 Glenmore Street Dunedin	Chordospartium stevensonii	Chord broom	
T517	21 Glenmore Street Dunedin	Elaeocarpus dentatus	Hinau	Hinau
T518	93 Glenpark Avenue Dunedin	Araucaria heterophylla	Norfolk pine	
T519	93 Glenpark Avenue Dunedin	Fraxinus excelsior	Ash	
T520	104 Glenpark Avenue Dunedin	Cedrus deodara	Cedar	
T521	55 Gordon Road Mosgiel	Taxus baccata	Yew	
T522	55 Gordon Road Mosgiel	Taxus baccata	Yew	
T523	44 Grandview Crescent Dunedin	Agathis australis	Kauri	Kauri
T524	12 Granville Terrace Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T526	13 Granville Terrace Dunedin	Pseudopanax linearis	Lancewood	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T527	16 Granville Terrace Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T528	3 Grater Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T529	14 Grater Street Dunedin	Ulmus glabra	Elm	
T531	419 Great King Street Dunedin	Knightia excelsa	NZ Honeysuckle	Rewarewa
T532	456 Great King Street Dunedin	Tilia x europaea	Lime	
T533	456 Great King Street Dunedin	Betula pendula	Silver birch	
T534	519 Great King Street Dunedin	Araucaria heterophylla	Norfolk pine	
T536	52 Green Street Mosgiel	Quercus robur	Oak	
T538	50 Greenock Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T539	10 Grendon Street Dunedin	Eucalyptus globulus	Blue gum	
T540	58 Grendon Street Dunedin	Quercus robur	Oak	
T541	58 Grendon Street Dunedin	Pseudotsuga menziesii	Douglas fir	
T542	58 Grendon Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T543	64 Grendon Street Dunedin	Agathis australis	Kauri	Kauri
T544	28 Grendon Street Dunedin	Quercus robur	Oak	
T545	58 Grendon Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T546	39 Gresham Street Dunedin	Araucaria heterophylla	Norfolk pine	
T547	39 Gresham Street Dunedin	Metasequoia glyptostroboides	Dawn redwood	
T549	79 Hall Road Sawyers Bay	Quercus robur	Oak	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T550	255 Great King Street Dunedin	Nothofagus menziesii	Silver Beech	Tawhai
T551	255 Great King Street Dunedin	Quercus sp	Oak	
T552	64 Harbour Terrace Careys Bay	Araucaria heterophylla	Norfolk pine	
T553	64 Harbour Terrace Careys Bay	Aesculus hippocastanum	Horse chestnut	
T554	35 Harcourt Street Dunedin	Betula pendula	Silver birch	
T556	20 Harrier Road St Leonards	Eucalyptus sp	Eucalyptus	
T557	22 Harrier Road St Leonards	Eucalyptus globulus	Blue gum	
T559	4 Harrison Street Burnside	Quercus robur	Oak	
T560	9 Hart Street Dunedin	Cedrus sp	Cedar	
T561	25 Hart Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T562	25 Hart Street Dunedin	Sophora microphylla	Kowhai	Kowhai
T563	366 Hartfield Road Hyde	Cedrus libani	Cedar	
T564	5 Hastings Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T566	R Hatchery Road Portobello	Podocarpus totara	Totara	Totara
T567	46B Hawthorn Avenue Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T568	32 Haywood Street Dunedin	Ulmus glabra	Elm	
T569	50A Hazel Avenue Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T571	84 Hazelhurst Pass Dunedin	Magnolia sp	Magnolia	
T573	231 Helensburgh Road Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T574	8 Hellyer Street Macandrew Bay	Araucaria heterophylla	Norfolk pine	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T576	8 Hoopers Inlet Road Portobello	Podocarpus totara	Totara	Totara
T577	28 Heriot Row Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T578	28A Heriot Row Dunedin	Acer sp	Maple	
T579	35 Heriot Row Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T580	49 Heriot Row Dunedin	Quercus robur	Oak	
T581	8 Alva Street Dunedin	Podocarpus totara	Totara	Totara
T582	367 High Street Dunedin	Metasequoia glyptostroboides	Dawn redwood	
T583	367 High Street Dunedin	Pennettia baylisiana	Three Kings Pennettia	
T584	379 High Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T585	434 High Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T589	1646 Highcliff Road Dunedin	Podocarpus totara	Totara	Totara
T590	1646 Highcliff Road Dunedin	Metrosideros umbellata	Southern rata	Rata
T591	1646 Highcliff Road Dunedin	Araucaria heterophylla	Norfolk pine	
T592	1646 Highcliff Road Dunedin	Rhododendron sp	Rhododendron	
T593	1646 Highcliff Road Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T594	26 Highgate Dunedin	Nothofagus solandri var Solandri	Black beech	Tawhairauriki
T595	45 Highgate Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T596	111 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T597	201 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T598	373 Highgate Dunedin	Quercus robur	Oak	
T599	399 Highgate Dunedin	Cedrus deodara	Deodar cedar	
T600	399 Highgate Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T601	408 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T602	409 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T603	399 Highgate Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T604	399 Highgate Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T605	399 Highgate Dunedin	Ulmus glabra	Elm	
T606	399 Highgate Dunedin	Nothofagus menziesii	Silver beech	Tawhai
T608	516 Highgate Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
T609	516 Highgate Dunedin	Fagus sylvatica	English Beech	
T611	580 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T612	580 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T613	R Highgate Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T614	720 Highgate Dunedin	Pyrus communis	Pear	
T616	372 Highgate Dunedin	Fraxinus excelsior	Ash	
T617	373 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T618	373 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T619	373 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T620	373 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T621	373 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T622	373 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T623	373 Highgate Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T624	15 Hill Road Warrington	Fraxinus excelsior	Ash	
T625	17 Hill Road Warrington	Sequoia sempervirens	Sequoia	
T626	17 Hill Road Warrington	Fagus sylvatica	English Beech	
T629	10 Hobson Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T630	10 Hobson Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T631	8 Holyhead Street Outram	Quercus robur	Oak	
T632	2 Holyrood Avenue Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T633	12 Hoopers Inlet Road Portobello	Elaeocarpus hookerianus	Pokaka	Pokaka

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T634	10 Howard Street Macandrew Bay	Metasequoia glyptostroboides	Dawn redwood	
T635	14 Howard Street Macandrew Bay	Ulmus glabra 'Horizontalis'	Spreading elm	
T636	14 Howard Street Macandrew Bay	Metrosideros excelsa	Pohutukawa	Pohutukawa
T637	21 Howard Street Macandrew Bay	Podocarpus totara	Totara	Totara
T638	20 Howard Street Macandrew Bay	Cryptomeria japonica	Japanese cedar	
T639	14 Featherston Street Macandrew Bay	Prumnopitys taxifolia	Black pine	Matai
T640	14 Featherston Street Macandrew Bay	Podocarpus totara	Totara	Totara
T641	14 Featherston Street Macandrew Bay	Podocarpus totara	Totara	Totara
T642	3 Howden Street Green Island	Quercus robur	Oak	
T644	9101 Hyde- Middlemarch Road Middlemarch	Pinus Radiata	Pine	
T645	8988 Hyde- Middlemarch Road Middlemarch	Quercus robur	Oak	
T646	10 Ings Avenue Dunedin	Quercus robur	Oak	
T647	20 Island Terrace Port Chalmers	Araucaria heterophylla	Norfolk pine	
T648	118 Jeffery Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T649	23A Jellicoe Crescent Dunedin	Eucalyptus sp	Eucalyptus	
T650	13 John Street Abbotsford	Sequoia sempervirens	Sequoia	
T651	151 Kaikorai Valley Road Dunedin	Pseudotsuga menziesii	Douglas fir	
T652	151 Kaikorai Valley Road Dunedin	Pseudotsuga menziesii	Douglas fir	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T653	171 Kaikorai Valley Road Dunedin	Eucalyptus sp	Gum	
T654	171 Kaikorai Valley Road Dunedin	Eucalyptus sp	Gum	
T655	171 Kaikorai Valley Road Dunedin	Eucalyptus sp	Gum	
T656	382 Kaikorai Valley Road Dunedin	Araucaria araucana	Monkey puzzle	
T657	RV Kaikorai Valley Road Dunedin	Eucalyptus sp	Eucalyptus	
T658	RV Kaikorai Valley Road Dunedin	Griselinia littoralis	Broadleaf	Papauma
T659	38 Kaikorai Valley Road Dunedin	Cupressus macrocarpa	Monterey cypress	
T660	626 Gladbrook Road Middlemarch	Quercus robur	Oak	
T661	626 Gladbrook Road Middlemarch	Quercus robur	Oak	
T662	26 Kenmure Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T663	8 Kilgour Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T664	351 King Edward Street Dunedin	Cedrus sp	Cedar	
T666	27 King Street Mosgiel	Quercus palustris	Pin oak	
T667	9 Arden Street Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T668	19 Knox Street Dunedin	Quercus robur	Oak	
T669	19 Knox Street Dunedin	Quercus robur	Oak	
T670	6 Lancefield Street Dunedin	Aesculus hippocastanum	Horse chestnut	
T671	12A Larnach Road Dunedin	Eucalyptus globulus	Blue gum	
T673	1131 Lee Stream-Outram Road Outram	Quercus robur	Oak	
T674	49 Lees Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T675	385 Leith Street Dunedin	Podocarpus totara	Totara	Totara
T676	409 Leith Street Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
T678	317 Leith Valley Road Dunedin	Sequoiadendron giganteum	Wellingtonia	
T679	315 Leith Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T680	333 Leith Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T681	362 Leith Street Dunedin	Ilex aquifolium	Holly	
T682	362 Leith Street Dunedin	Ilex aquifolium	Holly	
T683	362 Leith Street Dunedin	Quercus robur	Oak	
T684	362 Leith Street Dunedin	Quercus robur	Oak	
T685	362 Leith Street Dunedin	Magnolia campbellii	Magnolia	
T687	21 Leven Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T688	17 Littlebourne Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T689	23 Littlebourne Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T690	84 London Street Dunedin	Rhopalostylis sapida	Nikau	Nikau
T691	93 London Street Dunedin	Fraxinus excelsior	Ash	
T692	143 London Street Dunedin	Cupressus macrocarpa	Monterey cypress	
T693	143 London Street Dunedin	Ulmus glabra	Elm	
T694	143 London Street Dunedin	Fraxinus excelsior	Ash	
T696	143 London Street Dunedin	Fagus sylvatica	English beech	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T698	33 Lonsdale Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T699	33 Lonsdale Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T700	40 Lovelock Avenue Dunedin	Sequoiadendron giganteum	Wellingtonia	
T701	16 Lynn Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T705	1 Magdala Street Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
T707	76 Main Road Fairfield	Sequoiadendron giganteum	Wellingtonia	
T709	186 Main South Road East Taieri	Quercus robur	Oak	
T711	69 Main South Road East Taieri	Quercus robur	Oak	
T712	104 Main South Road Green Island	Betula pendula	Silver birch	
T713	130 Main South Road Green Island	Ginkgo biloba	Maidenhair tree	
T714	134 Main South Road Green Island	Ulmus glabra pendula	Weeping elm	
T715	140 Main South Road Green Island	Ulmus glabra 'Horizontalis'	Spreading elm	
T716	233A Main South Road Green Island	Abies procera	Noble fir	
T717	6 Malloch Street Waikouaiti	Quercus robur	Oak	
T718	6 Malloch Street Waikouaiti	Quercus robur	Oak	
T720	435 Malvern Street Dunedin	Podocarpus totara	Totara	Totara
T722	45 Manchester Street Dunedin	Araucaria araucana	Monkey puzzle	
T723	67 Manse Road Evansdale	Griselinia littoralis	Broadleaf	
T724	47 Maori Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T725	47 Maori Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T726	47 Maori Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T727	47 Maori Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T728	47 Maori Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T729	47 Maori Road Dunedin	Quercus robur	Oak	
T730	47 Maori Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T732	39 Marion Street Macandrew Bay	Quercus robur	Oak	
T733	92 Maryhill Terrace Dunedin	Quercus robur	Oak	
T734	101 Maryhill Terrace Dunedin	Sequoia sempervirens	Sequoia	
T735	101 Maryhill Terrace Dunedin	Sequoia sempervirens	Sequoia	
T736	121 Maryhill Terrace Dunedin	Pseudotsuga menziesii	Douglas fir	
T738	R Matthew Street Abbotsford	Eucalyptus globulus	Blue gum	
T740	531 Henley-Berwick Road Henley	Betula pendula	Silver birch	
T741	108 Grainger Road Outram	Eucalyptus sp	Eucalyptus	
T743	197 McGrath Road Waikouaiti	Araucaria araucana	Monkey puzzle	
T744	197 McGrath Road Waikouaiti	Populus sp	Poplar	
T745	197 McGrath Road Waikouaiti	Populus sp	Poplar	
T746	197 McGrath Road Waikouaiti	Sequoiadendron giganteum	Wellingtonia	
T747	197 McGrath Road Waikouaiti	Cedrus deodara	Cedar	
T748	197 McGrath Road Waikouaiti	Fraxinus excelsior pendula	Weeping ash	
T749	197 McGrath Road Waikouaiti	Pyrus communis	Pear	
T750	197 McGrath Road Waikouaiti	Fagus sylvatica 'Riversii'	Copper beech	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T751	197 McGrath Road Waikouaiti	Juglans regia	Walnut	
T752	197 McGrath Road Waikouaiti	Quercus robur Fastigiata	Fastigate oak	
T753	197 McGrath Road Waikouaiti	Quercus palustris	Pin oak	
T754	197 McGrath Road Waikouaiti	Ulmus glabra pendula	Weeping elm	
T755	197 McGrath Road Waikouaiti	Eucalyptus regnans	Mountain ash	
T756	197 McGrath Road Waikouaiti	Eucalyptus regnans	Mountain ash	
T757	130 McKendry Road Maungatua	Eucalyptus regnans	Mountain ash	
T759	7 Meadow Street Dunedin	Quercus ruba	Red oak	
T760	54 Mechanic Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T761	65 Melbourne Street Dunedin	Phoenix canariensis	Phoenix palm	
T762	43 Melrose Street Dunedin	Fagus sylvatica	English beech	
T763	43 Melrose Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T764	9 Melrose Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T765	20 Melrose Street Dunedin	Nothofagus menziesii	Silver beech	Tawhai
T766	32 Melrose Street Dunedin	Juglans regia	Walnut	
T769	33 Melville Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T770	33 Melville Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T771	17 Melville Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T772	33 Melville Street Dunedin	Fagus sylvatica	English beech	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T773	33 Melville Street Dunedin	Sequoia sempervirens	Sequoia	
T774	33 Melville Street Dunedin	Cordyline australis	Cabbage tree	Ti kouka
T775	91 Melville Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T776	16 Middleton Road Dunedin	Araucaria araucana	Monkey puzzle	
T777	16 Middleton Road Dunedin	Araucaria araucana	Monkey puzzle	
T778	35 Middleton Road Dunedin	Sequoiadendron giganteum	Wellingtonia	
T779	62 Middleton Road Dunedin	Pseudopanax crassifolius	Lancewood	Horoeka
T780	23A Milburn Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T781	23A Milburn Street Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
T782	23A Milburn Street Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
T783	23A Milburn Street Dunedin	Tilia x europaea	Lime	
T786	23M Milburn Street Dunedin	Nothofagus menziesii	Silver beech	Tawhai
T787	23M Milburn Street Dunedin	Cryptomeria Japonica	Japanese cedar	
T788	6 Minto Street Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T790	8 Michie Street Dunedin	Nothofagus menziesii	Silver beech	Tawhai
T791	14 Moa Street St Leonards	Metrosideros umbellata	Southern rata	Rata
T792	14 Moa Street St Leonards	Nothofagus fusca	Red beech	Tawhairaunui
T793	15 Moana Crescent Dunedin	Arbutus unedo	Strawberry tree	
T794	47 Moana Crescent Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T796	16 Conway Street Middlesmarch	Quercus robur	Oak	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T797	86 Mold Street Middlemarch	Sequoiadendron giganteum	Wellingtonia	
T798	14 Montpellier Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T799	17 Mooltan Street Dunedin	Castanea sativa	Sweet chestnut	
T800	29 Moray Place Dunedin	Taxus baccata	Yew	
T801	415 Moray Place Dunedin	Ulmus glabra	Elm	
T802	415 Moray Place Dunedin	Cupressus macrocarpa	Monterey cypress	
T803	415 Moray Place Dunedin	Cupressus macrocarpa	Monterey cypress	
T804	415 Moray Place Dunedin	Fraxinus excelsior	Ash	
T805	415 Moray Place Dunedin	Ulmus glabra	Elm	
T806	415 Moray Place Dunedin	Cupressus macrocarpa	Monterey cypress	
T807	415 Moray Place Dunedin	Cupressus macrocarpa	Monterey cypress	
T809	34 Elgin Road Dunedin	Fagus sylvatica	English beech	
T810	34 Elgin Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T811	34 Elgin Road Dunedin	Nothofagus menziesii	Silver beech	Tawhai
T812	34 Elgin Road Dunedin	Nothofagus solandri	Black beech	Tawhairauriki
T814	297 Mount Cargill Road Waitati	Podocarpus totara	Totara	Totara
T815	37 Mount Street Waikouaiti	Quercus robur	Oak	
T817	37 Mount Street Waikouaiti	Quercus robur	Oak	
T818	24 Mount Street Waikouaiti	Aesculus hippocastanum	Horse chestnut	
T819	1 Mount Grand Road Burnside	Ulmus glabra	Elm	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T820	1 Mount Grand Road Burnside	Ulmus glabra	Elm	
T821	1 Mount Grand Road Burnside	Ulmus glabra	Elm	
T822	1 Mount Grand Road Burnside	Ulmus glabra	Elm	
T823	1 Mount Grand Road Burnside	Quercus robur	Oak	
T824	26A Mulford Street Concord	Castanea sativa	Sweet chestnut	
T825	23 Murray Street Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T826	17 Murray Street Mosgiel	Fraxinus excelsior	Ash	
T828	16 Neidpath Road Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T829	72 Newington Avenue Dunedin	Sequoiadendron giganteum	Wellingtonia	
T830	72 Newington Avenue Dunedin	Sequoiadendron giganteum	Wellingtonia	
T831	72 Newington Avenue Dunedin	Sequoiadendron giganteum	Wellingtonia	
T834	72 Newington Avenue Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T835	72 Newington Avenue Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T836	72 Newington Avenue Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T837	72 Newington Avenue Dunedin	Sequoiadendron giganteum	Wellingtonia	
T838	72 Newington Avenue Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T839	72 Newington Avenue Dunedin	Tilia x europaea	Lime	
T840	72 Newington Avenue Dunedin	Tilia x europaea	Lime	
T841	72 Newington Avenue Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T842	72 Newington Avenue Dunedin	Fagus sylvatica	English beech	
T843	72 Newington Avenue Dunedin	Fagus sylvatica	English beech	
T845	72 Newington Avenue Dunedin	Acer saccharinum	Silver maple	
T846	72 Newington Avenue Dunedin	Quercus ilex	Holm oak	
T848	86 Newington Avenue Dunedin	Quercus robur	Oak	
T849	90 Newington Avenue Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T850	307 Ngapuna Road Middlemarch	Cedrus atlantica 'Glaucua'	Blue atlas cedar	
T851	350 Ngapuna Road Middlemarch	Sequoiadendron giganteum	Wellingtonia	
T852	350 Ngapuna Road Middlemarch	Quercus robur	Oak	
T853	350 Ngapuna Road Middlemarch	Abies alba	European silver fir	
T854	53 Nichols Road Momona	Araucaria araucana	Monkey puzzle	
T855	187 Nichols Road Momona	Quercus robur	Oak	
T856	187 Nichols Road Momona	Ulmus glabra	Elm	
T857	187 Nichols Road Momona	Tilia x europaea	Lime	
T859	96 Norfolk Street Dunedin	Podocarpus totara	Totara	Totara
T860	303 North Road Dunedin	Eucalyptus sp	Eucalyptus	
T861	303 North Road Dunedin	Eucalyptus sp	Eucalyptus	
T862	210 North Road Dunedin	Cedrus atlantica	Atlas Cedar	
T863	424 North Road Dunedin	Quercus robur	Oak	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T864	428 North Road Dunedin	Araucaria araucana	Monkey puzzle	
T865	552 North Road Dunedin	Eucalyptus sp	Eucalyptus	
T866	860 North Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T867	R North Road Dunedin	Sophora microphylla	Kowhai	Kowhai
T871	123 North Taieri Road Abbotsford	Quercus robur	Oak	
T872	123 North Taieri Road Abbotsford	Metrosideros umbellata	Southern rata	Rata
T873	123 North Taieri Road Abbotsford	Aesculus hippocastanum	Horse chestnut	
T874	6 Northview Crescent Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T875	22 Northview Crescent Dunedin	Ulmus procera	English elm	
T876	22 Northview Crescent Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T877	42 Norwood Street Dunedin	Picea abies	Norway spruce	
T878	194 Norwood Street Dunedin	Fraxinus excelsior	Ash	
T879	194 Norwood Street Dunedin	Fraxinus excelsior	Ash	
T880	4 Aberafon Street Middlemarch	Betula pendula	Silver birch	
T881	28 Nottingham Crescent Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
T882	16 Oban Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T883	27 Old Brighton Road Fairfield	Araucaria heterophylla	Norfolk pine	
T885	58 Orokonui Road Waitati	Sequoiadendron giganteum	Wellingtonia	
T886	58 Orokonui Road Waitati	Dacrydium cupressinum	Red pine	Rimu

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T887	90 Orokonui Road Waitati	Quercus robur	Oak	
T888	485 Otokia Road West Otokia	Cedrus atlantica 'Glaucia'	Blue atlas cedar	
T889	485 Otokia Road West Otokia	Fagus sylvatica 'Riversii'	Copper beech	
T890	485 Otokia Road West Otokia	Quercus coccinea	Scarlet oak	
T892	70 Pacific Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T893	20 Park Road Warrington	Ulmus glabra 'Horizontalis'	Spreading elm	
T894	20 Park Road Warrington	Cedrus deodara	Cedar	
T895	44 Park Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T896	35 Passmore Crescent Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T897	57 Passmore Crescent Dunedin	Nothofagus menziesii	Silver Beech	Tawhai
T898	57 Passmore Crescent Dunedin	Podocarpus totara	Totara	Totara
T899	49A Patrick Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T900	3 Picardy Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T901	2 Pilkington Street Dunedin	Eucalyptus sp	Eucalyptus	
T902	2 Pilkington Street Dunedin	Podocarpus totara	Totara	Totara
T903	2 Pilkington Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T904	521 Pine Hill Road Dunedin	Quercus robur	Oak	
T905	523 Pine Hill Road Dunedin	Pinus radiata	Monterey pine	
T906	18B Pitt Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T907	430 Portobello Road Dunedin	<i>Prumnopitys taxifolia</i>	Black pine	Matai
T908	432 Portobello Road Dunedin	<i>Eucalyptus globulus</i>	Blue gum	
T909	724 Portobello Road Portobello	<i>Metrosideros excelsa</i>	Pohutukawa	Pohutukawa
T910	R Portobello Road Macandrew Bay	<i>Podocarpus totara</i>	Totara	Totara
T911	18 Poulter's Road Dunedin	<i>Prumnopitys taxifolia</i>	Black pine	Matai
T913	22 Prestwick Street Dunedin	<i>Nothofagus fusca</i>	Red beech	Tawhairaunui
T914	26 Prestwick Street Dunedin	<i>Nothofagus menziesii</i>	Silver beech	Tawhai
T915	26 Prestwick Street Dunedin	<i>Nothofagus menziesii</i>	Silver beech	Tawhai
T917	3 Prospect Row Roseneath	<i>Fagus sylvatica</i> 'Riversii'	Copper beech	
T919	268 Puddle Alley Wingatui	<i>Eucalyptus</i> sp	Gum	
T920	268 Puddle Alley Wingatui	<i>Eucalyptus</i> sp	Gum	
T921	8 Pukeko Street St Leonards	<i>Quercus robur</i>	Oak	
T923	182 Queen Street Dunedin	<i>Fagus sylvatica</i> 'Riversii'	Copper beech	
T924	21 Queen Street Dunedin	<i>Metrosideros umbellata</i>	Southern rata	Rata
T925	38 Queen Street Dunedin	<i>Metrosideros excelsa</i>	Pohutukawa	Pohutukawa
T926	38 Queen Street Dunedin	<i>Quercus palustris</i>	Pin Oak	
T927	40 Queen Street Dunedin	<i>Fagus sylvatica</i> 'Riversii'	Copper beech	
T928	42 Queen Street Dunedin	<i>Ulmus glabra</i>	Elm	
T930	69 Queen Street Dunedin	<i>Sequoiadendron giganteum</i>	Wellingtonia	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T931	69 Queen Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T932	69 Queen Street Dunedin	Cupressus macrocarpa	Monterey cypress	
T934	83 Queen Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T935	93A Queen Street Dunedin	Juglans regia	Walnut	
T937	501 Queens Drive Dunedin	Cryptomeria japonica	Japanese cedar	
T938	502 Queens Drive Dunedin	Sequoiadendron giganteum	Wellingtonia	
T940	277 Rattray Street Dunedin	Taxus baccata	Yew	
T941	259 Ravensbourne Road Ravensbourne	Metrosideros umbellata	Rata	
T942	265 Ravensbourne Road Ravensbourne	Metrosideros excelsa	Pohutukawa	Pohutukawa
T943	279 Ravensbourne Road Ravensbourne	Metrosideros umbellata	Southern rata	Rata
T944	35 Ravenswood Road Dunedin	Quercus robur	Oak	
T945	35 Ravenswood Road Dunedin	Pyrus communis	Pear	
T947	83 Ravenswood Road Dunedin	Quercus robur	Oak	
T948	83 Ravenswood Road Dunedin	Sequoia sempervirens	Sequoia	
T949	83 Ravenswood Road Dunedin	Rhopalostylis sapida	Nikau	Nikau
T950	83 Ravenswood Road Dunedin	Griselinia littoralis	Broadleaf	Papauma
T951	83 Ravenswood Road Dunedin	Metrosideros umbellata	Southern rata	Rata
T952	83 Ravenswood Road Dunedin	Aesculus hippocastanum	Horse chestnut	
T953	83 Ravenswood Road Dunedin	Pyrus communis	Pear	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T954	R Orokonui Road Waitati	Eucalyptus sp	Gum	
T955	10 Rewa Street Dunedin	Rhopalostylis sapida	Nikau	Nikau
T956	193 Riccarton Road West Mosgiel	Salix sp	Willow	
T957	R Riccarton Road East Mosgiel	Podocarpus totara	Totara	Totara
T959	24 Rockside Road Dunedin	Pseudotsuga menziesii	Douglas fir	
T962	32 Ross Street Dunedin	Dacrydium cupressinum	Red pine	Rimu
T963	32 Ross Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T964	43 Ross Street Dunedin	Sophora microphylla	Kowhai	Kowhai
T965	7 Ross Street Mosgiel	Liriodendron tulipifera	Tulip tree	
T966	34 Royal Terrace Dunedin	Nothofagus menziesii	Silver beech	Tawhai
T967	42 Royal Terrace Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T968	42 Royal Terrace Dunedin	Nothofagus solandri var Solandri	Black beech	Tawhairauriki
T969	42 Royal Terrace Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T970	42 Royal Terrace Dunedin	Nothofagus solandri var Solandri	Black beech	Tawhairauriki
T971	42 Royal Terrace Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T972	42 Royal Terrace Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T973	42 Royal Terrace Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T974	42 Royal Terrace Dunedin	Fagus sylvatica 'Riversii'	Copper Beech	
T975	54 Royal Terrace Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T976	55 Royal Terrace Dunedin	Juglans regia	Walnut	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T977	5 Runciman Street Abbotsford	<i>Pyrus communis</i>	Pear	
T978	25 Ruskin Terrace Dunedin	<i>Metasequoia glyptostroboides</i>	Dawn redwood	
T979	42A Rutherford Street Dunedin	<i>Betula pendula</i>	Silver birch	
T980	42A Rutherford Street Dunedin	<i>Aesculus hippocastanum</i>	Horse chestnut	
T981	42A Rutherford Street Dunedin	<i>Fraxinus excelsior</i>	Ash	
T982	42A Rutherford Street Dunedin	<i>Ulmus glabra</i>	Elm	
T983	42A Rutherford Street Dunedin	<i>Tilia x europaea</i>	Lime	
T984	167 Saddle Hill Road Saddle Hill	<i>Juglans regia</i>	Walnut	
T985	167 Saddle Hill Road Saddle Hill	<i>Juglans regia</i>	Walnut	
T986	167 Saddle Hill Road Saddle Hill	<i>Juglans regia</i>	Walnut	
T987	167 Saddle Hill Road Saddle Hill	<i>Juglans regia</i>	Walnut	
T988	167 Saddle Hill Road Saddle Hill	<i>Juglans regia</i>	Walnut	
T989	167 Saddle Hill Road Saddle Hill	Various	Remnant bush	
T990	17 Sandringham Street Dunedin	<i>Cordyline australis</i>	Cabbage tree	Ti kouka
T991	30 Sheen Street Dunedin	<i>Nothofagus fusca</i>	Red beech	Tawhairaunui
T992	145 Hazlett Road North Taieri	<i>Fagus sylvatica</i>	English beech	
T993	145 Hazlett Road North Taieri	<i>Fagus sylvatica</i>	English beech	
T995	29 School Street Dunedin	<i>Nothofagus fusca</i>	Red beech	Tawhairaunui
T996	15 Scotland Street Dunedin	<i>Chaemycyparis lawsoniana</i>	Lawsons cypress	



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T997	15 Scotland Street Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T998	23 Scotland Terrace Burnside	Fagus sylvatica 'Riversii'	Copper beech	

A1.4 Designations

Introduction to Designation Scheduling and Mapping

Designations are shown in this District **{Des cl.16}** Plan as a schedule for each requiring authority. ~~which includes a full text version of each designation, including the purpose of the designation and any conditions; and a link to the planning map for each designation, which shows the extent of the designation boundaries {Des cl.16}.~~ Where multiple requiring authorities are jointly listed e.g. Chorus N Z Limited & Spark N Z Trading Limited, both requiring authorities are jointly responsible for the designations listed.

Schedules

The schedule(s) for each requiring authority shows the full text of the designation, and identifies:

- the District **{Des cl.16}** Plan reference for the designation e.g. D023;
- the name of the requiring authority responsible for the designation;
- the purpose of the designation;
- the location or address of the designation;
- whether there are conditions that apply to the designation;
- the legacy of the designation;
- whether the designation is a rollover designation from the previous district plan; and
- the lapse date which is the date the designation lapses unless it has already been given effect to.

For each designation, the conditions that apply are set out in full, ~~together with links to any relevant attachments {Des cl.16}.~~

Please note that if the lapse date of the designation is changed by giving effect to the designation, the lapse date of the designation may be updated without an alteration to the designation using Section 181 of the RMA.

For land subject to more than one designation, the provisions of Section 177 of the RMA apply.

Maps

The GIS planning maps **2GP Planning Map {Des cl.16}** details the extent of the designation boundaries.

Designations on the planning maps are identified by a dark blue outline and the designation reference in dark blue inside each polygon of the designation.

Where there are multiple designations over the same land, the Planning Map shows the location of these areas and provides an indicative priority for the multiple designations. {Des cl.16}

A1.4.1 Airways Corporation of New Zealand Limited

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D388 Mosgiel NDB and 12ILS Outer Marker Beacon

Designation Number	D388
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Mosgiel NDB - Navigation Aids (Non Directional Beacon)
Location (address)	245 Riccarton Road West Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D388 Conditions

Note: In all conditions below reference to "AS/NZS2772.1 (Interim):1998", shall be read as to include "AS/NZS2772.1 (Interim):1998 (or any new standard which is designed to replace this interim standard)".

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
 - a. Like for like replacement structures.
 - b. Buildings up to a maximum height of 10 metres.
 - c. Poles and masts up to either the maximum height of the pole or mast which existing on the site at 12 September 1996 or 12 metres, whichever is greater.
2. Any interference with the performance of telecommunications and radiocommunications equipment, where this equipment is operated by a party other than the requiring authority, or with radio and television signal reception that is directly attributable to activities carried out on the subject site will be remedied forthwith by the requiring authority at its cost.
3. The facility shall at all times be operated in accordance with AS/NZS2772.1 (Interim):1998 in all places the public may reasonably access, and the level of radio frequency fields shall be kept as low as reasonably achievable.
4. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency exposures in publicly accessible areas around the facility to a level greater than 25% of the applicable maximum exposure in AS/NZS2772.1 (Interim):1998 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of AS/NZS2772.1 (Interim):1998, a measurement survey will be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.

D389 Henley NDB and Circle Guidance Light No. 1

Designation Number	D389
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Henley NDB and Circle Guidance Light No 1 - Air Navigation Aids (Non Directional Beacon and Circle Guidance Light)
Location (address)	150 Poplar Road West Otokia
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D389 Conditions

Note: In all conditions below reference to "AS/NZS2772.1 (Interim):1998", shall be read as to include "AS/NZS2772.1 (Interim):1998 (or any new standard which is designed to replace this interim standard)".

- An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
 - Like for like replacement structures.
 - Buildings up to a maximum height of 10 metres.
 - Poles and masts up to either the maximum height of the pole or mast which existing on the site at 12 September 1996 or 12 metres, whichever is greater.
- Any interference with the performance of telecommunications and radiocommunications equipment, where this equipment is operated by a party other than the requiring authority, or with radio and television signal reception that is directly attributable to activities carried out on the subject site will be remedied forthwith by the requiring authority at its cost.
- The facility shall at all times be operated in accordance with AS/NZS2772.1 (Interim):1998 in all places the public may reasonably access, and the level of radio frequency fields shall be kept as low as reasonably achievable.
- The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency exposures in publicly accessible areas around the facility to a level greater than 25% of the applicable maximum exposure in AS/NZS2772.1 (Interim):1998 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of AS/NZS2772.1 (Interim):1998, a measurement survey will be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.

D390 Dunedin Airport DVOR/DME Station

Designation Number	D390
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Dunedin Airport DVOR/DME Station - Air Navigation Aids (Very High Frequency Omni Directional Radio Range and Distance Measuring Equipment Station)
Location (address)	520 Flagstaff-Whare Flat Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D390 Conditions

Note: In all conditions below reference to "AS/NZS2772.1 (Interim):1998", shall be read as to include "AS/NZS2772.1 (Interim):1998 (or any new standard which is designed to replace this interim standard)".

1. In the event that any earthworks are undertaken in conjunction with the activity, all disturbed land shall be rehabilitated to a standard which is consistent with that of immediately adjacent land.
2. Any interference with the performance of telecommunications and radiocommunications equipment, where this equipment is operated by a party other than the requiring authority, or with radio and television signal reception that is directly attributable to activities carried out on the subject site will be remedied forthwith by the requiring authority at its cost.
3. The maximum height of any new building or other structure shall be no greater than the maximum height of the tallest equivalent structure existing at the site on 3 December 1996.
4. Any new structure shall be finished in the same or similar colour, hue and materials as the most similar structure existing at the site on 3 December 1996.
5. The maximum floor area of any new building or structure shall be no more than 50 percent of the floor area of the largest equivalent structure existing at the site on 3 December 1996.
6. The maximum floor area of any addition to any structure existing on the site at 3 December 1996 shall be 100 percent of the floor area of the existing structure.
7. The maximum height of any addition to any structure existing on the site at 3 December 1996 shall be the maximum height of the existing structure.
8. Any addition to any structure existing on the site at 3 December 1996 shall be finished in the same or similar colour, hue and materials as the existing structure.
9. The facility shall at all times be operated in accordance with AS/NZS2772.1 (Interim):1998 in all places the public may reasonably access, and the level of radio frequency fields shall be kept as low as reasonably achievable.
10. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency exposures in publicly accessible areas around the facility to a level greater than 25% of the applicable maximum exposure in AS/NZS2772.1 (Interim):1998 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of AS/NZS2772.1 (Interim):1998, a measurement survey will be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.

D391 Dunedin Airport NDB

Designation Number	D391
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Dunedin Airport NDB - Air Navigation Aids (Non Directional Beacon)
Location (address)	520 Flagstaff-Whare Flat Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D391 Conditions

Note: In all conditions below reference to "AS/NZS2772.1 (Interim):1998", shall be read as to include "AS/NZS2772.1 (Interim):1998 (or any new standard which is designed to replace this interim standard)".

1. All land disturbed by earthworks shall be rehabilitated to a standard which is consistent with that of immediately adjacent land.
2. Any interference with the performance of telecommunications and radiocommunications equipment, where this equipment is operated by a party other than the requiring authority, or with radio and television signal reception that is directly attributable to activities carried out on the subject site will be remedied forthwith by the requiring authority at its cost.
3. The maximum height of any new building or other structure shall be no greater than the maximum height of the tallest equivalent structure existing at the site on 3 December 1996.
4. Any new structure shall be finished in the same or similar colour, hue and materials as the most similar structure existing at the site on 3 December 1996.
5. The maximum floor area of any new building or structure shall be no more than 50 percent of the floor area of the largest equivalent structure existing at the site on 3 December 1996.
6. The maximum floor area of any addition to any structure existing on the site at 3 December 1996 shall be 100 percent of the floor area of the existing structure.
7. The maximum height of any addition to any structure existing on the site at 3 December 1996 shall be the maximum height of the existing structure.
8. Any addition to any structure existing on the site at 3 December 1996 shall be finished in the same or similar colour, hue and materials as the existing structure.
9. A perimeter fence which prevents public access shall be erected and maintained around the facility at any point at which radio frequency radiation emission readings meet, or are within, the New Zealand Standard for radio frequency levels AS/NZS2772.1 (Interim):1998.
10. The level of radio frequency fields shall be kept as low as reasonably achievable.
11. A sign warning of the potential health hazard associated with the facility shall be erected on the perimeter fence.
12. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency exposures in publicly accessible areas around the facility to a level greater than 25% of the applicable maximum exposure in AS/NZS2772.1 (Interim):1998 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change.

If estimated exposures exceed 25% of the public limit of AS/NZS2772.1 (Interim):1998, a measurement survey will be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.

D392 Dunedin Airport VHF Transmitter Station

Designation Number	D392
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Dunedin Airport VHF Transmitter Station - Air Navigation Aids (Radio Communications Station)
Location (address)	520 Flagstaff-Whare Flat Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D392 Conditions

Note: In all conditions below reference to "AS/NZS2772.1 (Interim):1998", shall be read as to include "AS/NZS2772.1 (Interim):1998 (or any new standard which is designed to replace this interim standard)".

1. In the event that any earthworks are undertaken in conjunction with the activity, all disturbed land shall be rehabilitated to a standard which is consistent with that of immediately adjacent land.
2. Any interference with the performance of telecommunications and radiocommunications equipment, where this equipment is operated by a party other than the requiring authority, or with radio and television signal reception that is directly attributable to activities carried out on the subject site will be remedied forthwith by the requiring authority at its cost.
3. The maximum height of any new building or other structure shall be no greater than the maximum height of the tallest equivalent structure existing at the site on 3 December 1996.
4. Any new structure shall be finished in the same or similar colour, hue and materials as the most similar structure existing at the site on 3 December 1996.
5. The maximum floor area of any new building or structure shall be no more than 50 percent of the floor area of the largest equivalent structure existing at the site on 3 December 1996.
6. The maximum floor area of any addition to any structure existing on the site at 3 December 1996 shall be 100 percent of the floor area of the existing structure.
7. The maximum height of any addition to any structure existing on the site at 3 December 1996 shall be the maximum height of the existing structure.
8. Any addition to any structure existing on the site at 3 December 1996 shall be finished in the same or similar colour, hue and materials as the existing structure.
9. The facility shall at all times be operated in accordance with AS/NZS2772.1 (Interim):1998 in all places the public may reasonably access, and the level of radio frequency fields shall be kept as low as reasonably achievable.
10. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency exposures in publicly accessible areas around the facility to a level greater than 25% of the applicable maximum exposure in AS/NZS2772.1 (Interim):1998 and shall provide

the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of AS/NZS2772.1 (Interim):1998, a measurement survey will be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.

D396 Circle Guidance Light No. 2

Designation Number	D396
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 2 - Air Navigation Aids (Circle Guidance Light)
Location (address)	193 Marshall Road West Otokia
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D396 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
 - a. Guidance Light Support Poles up to a maximum height of 12 metres.

D397 Circle Guidance Light No. 3

Designation Number	D397
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 3 - Air Navigation Aids (Circle Guidance Light)
Location (address)	350 Marshall Road West Otokia
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D397 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
 - a. Guidance Light Support Poles up to a maximum height of 12 metres.

D398 Circle Guidance Light No. 4

Designation Number	D398
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 4 - Air Navigation Aids (Circle Guidance Light)
Location (address)	SEC 1 Outram Road, Outram
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D398 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
 - a. Guidance Light Support Poles up to a maximum height of 12 metres.

D399 Circle Guidance Light No. 5

Designation Number	D399
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 5 - Air Navigation Aids (Circle Guidance Light)
Location (address)	510 Maungatua Road Outram
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D399 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
 - a. Guidance Light Support Poles up to a maximum height of 12 metres.

D400 Circle Guidance Light No. 6

Designation Number	D400
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 6 - Air Navigation Aids (Circle Guidance Light)
Location (address)	SEC 1 Maungatua Road, Outram
Conditions	Yes
Legacy	

Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D400 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
 - a. Guidance Light Support Poles up to a maximum height of 12 metres.

D401 Circle Guidance Light No. 7

Designation Number	D401
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 7 - Air Navigation Aids (Circle Guidance Light)
Location (address)	215 Maungatua Road Outram
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D401 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
 - a. Guidance Light Support Poles up to a maximum height of 12 metres.

D402 Circle Guidance Light No. 8

Designation Number	D402
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 8 - Air Navigation Aids (Circle Guidance Light)
Location (address)	SEC 1 Tree Road, Maungatua
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D402 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
 - a. Guidance Light Support Poles up to a maximum height of 12 metres.

D403 Circle Guidance Light No. 9

Designation Number	D403
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 9 - Air Navigation Aids (Circle Guidance Light)
Location (address)	R Granton Road Outram
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D403 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
 - a. Guidance Light Support Poles up to a maximum height of 12 metres.

D404 Circle Guidance Light No. 10

Designation Number	D404
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 10 - Air Navigation Aids (Circle Guidance Light)
Location (address)	188 Loan Metal Road Momona
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D404 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
 - a. Guidance Light Support Poles up to a maximum height of 12 metres.

D405 Circle Guidance Light No. 11

Designation Number	D405
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 11 - Air Navigation Aids (Circle Guidance Light)
Location (address)	295 Nichols Road Momona
Conditions	Yes
Legacy	

Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D405 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
 - a. Guidance Light Support Poles up to a maximum height of 12 metres.

D406 Circle Guidance Light No. 12

Designation Number	D406
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 12 - Air Navigation Aids (Circle Guidance Light)
Location (address)	277 Allanton Road East Taieri
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D406 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
 - a. Guidance Light Support Poles up to a maximum height of 12 metres.

D407 Circle Guidance Light No. 13

Designation Number	D407
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 13 - Air Navigation Aids (Circle Guidance Light)
Location (address)	299 Nichols Road Momona
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D407 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
 - a. Guidance Light Support Poles up to a maximum height of 12 metres.

D408 Circle Guidance Light No. 14

Designation Number	D408
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 14 - Air Navigation Aids (Circle Guidance Light)
Location (address)	204 Centre Road Momona
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D408 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
 - a. Guidance Light Support Poles up to a maximum height of 12 metres.

D409 Circle Guidance Light No. 15

Designation Number	D409
Requiring Authority	Airways Corporation of New Zealand Limited
Designation Purpose	Circle Guidance Light No 15 - Air Navigation Aids (Circle Guidance Light)
Location (address)	R Centre Road Momona
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D409 Conditions

1. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new work which does not meet the following criteria:
 - a. Guidance Light Support Poles up to a maximum height of 12 metres.

A1.4.2 Aurora Energy Limited

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D233 Andersons Bay Zone Substation

Designation Number	D233
Requiring Authority	Aurora Energy Limited
Designation Purpose	Andersons Bay Zone Substation - Electricity Purposes
Location (address)	2 Cranston Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D233 Conditions

- The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 9 metres, whichever is the greater.
- The following yard requirements shall apply in respect of all new structures proposed for the site.
 - Front yard - 4.5 metres.
 - Side and rear yards - 2 metres
- The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
- A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
- The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
- Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
- Operation of the sub-station is to be in accordance with a facility management plan that: (a) Sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D234 Berwick Zone Substation

Designation Number	D234
Requiring Authority	Aurora Energy Limited
Designation Purpose	Berwick Zone Substation - Electricity Purposes
Location (address)	613 Maungatua Road Outram

Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D234 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 10 metres, whichever is the greater.
2. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
3. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
4. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
5. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
6. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D235 Corstorphine Zone Substation

Designation Number	D235
Requiring Authority	Aurora Energy Limited
Designation Purpose	Corstorphine Zone Substation - Electricity Purposes
Location (address)	120 Corstorphine Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D235 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 9 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site.
 - a. Front yard - 4.5 metres.
 - b. Side and rear yards - 2 metres.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.

4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
5. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
6. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
7. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D236 East Taieri Zone Substation

Designation Number	D236
Requiring Authority	Aurora Energy Limited
Designation Purpose	East Taieri Zone Substation - Electricity Purposes
Location (address)	6 Quarry Road Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D236 Conditions

1. No new structure shall be sited or be of such a height as will penetrate a plane intersecting the horizontal plane at the centre line of the road and forming an angle of 35° with that horizontal plane.
2. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
3. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
4. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1993), or any subsequent amendments thereof or substitutes for.
5. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
6. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D237 Green Island Zone Substation

Designation Number	D237
Requiring Authority	Aurora Energy Limited
Designation Purpose	Green Island Zone Substation - Electricity Purposes
Location (address)	12 Boomer Street Green Island
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D237 Conditions

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
3. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
5. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D238 Halfway Bush Zone Substation

Designation Number	D238
Requiring Authority	Aurora Energy Limited
Designation Purpose	Halfway Bush Zone Substation - Electricity Purposes
Location (address)	302 Taieri Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D238 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site

as at 13 September 1996 or 9 metres, whichever is the greater.

2. The following yard requirements shall apply in respect of all new structures proposed for the site.
 - a. Front yard - 4.5 metres.
 - b. Side and rear yards - 2 metres.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
5. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
6. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
7. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D239 Kaikorai Valley Zone Substation

Designation Number	D239
Requiring Authority	Aurora Energy Limited
Designation Purpose	Kaikorai Valley Zone Substation - Electricity Purposes
Location (address)	61 Stone Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D239 Conditions

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
3. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
5. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of

insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D240 Macandrew Bay Zone Substation

Designation Number	D240
Requiring Authority	Aurora Energy Limited
Designation Purpose	Macandrew Bay Zone Substation - Electricity Purposes
Location (address)	27 Greenacres Street Macandrew Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D240 Conditions

- The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 9 metres, whichever is the greater.
- The following yard requirements shall apply in respect of all new structures proposed for the site.
 - Front yard - 4.5 metres.
 - Side and rear yards - 2 metres.
- The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
- A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
- The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
- Oil spill containment facilities shall be installed on the site once the total oil volume associated with sub-station operations exceeds 2,500 litres.
- If the total oil volume associated with the sub-station exceeds 2,500 litres, operation of the site, is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited within 12 months of the oil volume being exceeded and shall be reviewed by that organisation on an annual basis.

D241 Macandrew Bay Zone Substation Site

Designation Number	D241
Requiring Authority	Aurora Energy Limited
Designation Purpose	Macandrew Bay Zone Substation Site - Electricity Purposes

Location (address)	29 Greenacres Street Macandrew Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D241 Conditions

- The maximum height of all new structures shall be 9 metres.
- The following yard requirements shall apply in respect of all new structures proposed for the site.
 - Front yard - 4.5 metres.
 - Side and rear yards - 2 metres.
- The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
- A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
- The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
- Oil spill containment facilities shall be installed on the site once the total oil volume associated with sub-station operations exceeds 2,500 litres.
- If the total oil volume associated with the sub-station exceeds 2,500 litres, operation of the site, is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited within 12 months of the oil volume being exceeded and shall be reviewed by that organisation on an annual basis.

D242 Mosgiel Zone Substation

Designation Number	D242
Requiring Authority	Aurora Energy Limited
Designation Purpose	Mosgiel Zone Substation - Electricity Purposes
Location (address)	230 Gordon Road Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D242 Conditions

- The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 10 metres, whichever is the greater.

2. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
3. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
4. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
5. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
6. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D243 Neville Street Zone Substation

Designation Number	D243
Requiring Authority	Aurora Energy Limited
Designation Purpose	Neville Street Zone Substation - Electricity Purposes
Location (address)	1 Murrayfield Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D243 Conditions

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
3. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
5. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D244 North City Zone Substation

Designation Number	D244
Requiring Authority	Aurora Energy Limited
Designation Purpose	North City Zone Substation - Electricity Purposes
Location (address)	408 Cumberland Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D244 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 11 metres, whichever is the greater.
2. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
3. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
4. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
5. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
6. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D245 Outram Zone Substation

Designation Number	D245
Requiring Authority	Aurora Energy Limited
Designation Purpose	Outram Zone Substation - Electricity Purposes
Location (address)	526A Allanton Road East Taieri
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D245 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 10 metres, whichever is the greater.
2. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
3. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
4. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
5. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
6. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D246 Port Chalmers Zone Substation

Designation Number	D246
Requiring Authority	Aurora Energy Limited
Designation Purpose	Port Chalmers Zone Substation - Electricity Purposes
Location (address)	7 Church Street Port Chalmers
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D246 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 10 metres, whichever is the greater.
2. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
3. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
4. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
5. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
6. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out

procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D247 Smith Street Zone Substation

Designation Number	D247
Requiring Authority	Aurora Energy Limited
Designation Purpose	Smith Street Zone Substation - Electricity Purposes
Location (address)	8 Smith Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D247 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 9 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures.
 - a. Front yard - 3 metres.
 - b. Side and rear yards - 1 metre.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
5. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
6. Oil spill containment facilities shall be installed on the site once the total oil volume associated with sub-station operations exceeds 2,500 litres.
7. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D248 South City Zone Substation

Designation Number	D248
Requiring Authority	Aurora Energy Limited
Designation Purpose	South City Zone Substation - Electricity Purposes
Location (address)	17 Crawford Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D248 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 11 metres, whichever is the greater.
2. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
3. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
4. An outline plan of proposed work shall be submitted to the Council for consideration prior to undertaking any building construction, building maintenance or building alteration activity within that part of the site which is shown on the District Plan maps as being located within a Townscape precinct and which does not meet one or more of the following criteria:
 - a. the alteration or addition to a building, provided that the activity is not visible from any adjoining public place;
 - b. the painting or re-painting of a building in hues that are the same or similar to the building's existing colour scheme *(NB This does not provide for the painting of presently unpainted buildings or parts of buildings.)*;
 - c. the erection, alteration, demolition or removal of accessory buildings, provided that the building is not visible from any adjoining public place;
 - d. the placement of verandah signs and verandah fascia signs, provided that they comply with the signs rules for the underlying zone as prescribed in the District Plan;
 - e. the undertaking of works on buildings where the work is for the sole purpose of restoration or repair of any existing fabric or detailing, such works to be undertaken using the same type of material to that originally used and retaining the original design of the feature under repair.
5. Any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the external design and appearance of the building;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of the work on the values of the Warehouse Industrial Commercial Heritage Precinct. *(NB In assessing all outline plans, the Council will have particular regard to the provisions of the Warehouse Industrial Commercial Heritage Precinct as specified in Appendix A2.2.7).*
6. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all

publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.

7. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
8. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D249 St Kilda Zone Substation

Designation Number	D249
Requiring Authority	Aurora Energy Limited
Designation Purpose	St Kilda Zone Substation - Electricity Purposes
Location (address)	420 King Edward Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D249 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 9 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures:
 - a. Front yard - 3 metres;
 - b. Side and rear yards - 1 metre.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
5. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
6. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
7. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D250 Ward Street Zone substation

Designation Number	D250
Requiring Authority	Aurora Energy Limited
Designation Purpose	Ward Street Zone Substation - Electricity Purposes
Location (address)	11 Bauchop Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D250 Conditions

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
3. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
5. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D251 Willowbank Zone Substation

Designation Number	D251
Requiring Authority	Aurora Energy Limited
Designation Purpose	Willowbank Zone Substation - Electricity Purposes
Location (address)	822 Great King Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D251 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 9 metres, whichever is the greater.
2. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
3. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
4. An outline plan of proposed work shall be submitted to the Council for consideration prior to undertaking any building construction, building maintenance or building alteration activity within that part of the site which is shown on the District Plan maps as being located within a Townscape precinct and which does not meet one or more of the following criteria:
 - a. the alteration or addition to a building, provided that the activity is not visible from any adjoining public place;
 - b. the painting or re-painting of a building in hues that are the same or similar to the building's existing colour scheme (*NB This does not provide for the painting of presently unpainted buildings or parts of buildings*);
 - c. the erection, alteration, demolition or removal of accessory buildings, provided that the building is not visible from any adjoining public place;
 - d. the placement of verandah signs and verandah fascia signs, provided that they comply with the signs rules for the underlying zone as prescribed in the District Plan;
 - e. the undertaking of works on buildings where the work is for the sole purpose of restoration or repair of any existing fabric or detailing, such works to be undertaken using the same type of material to that originally used and retaining the original design of the feature under repair.
5. Any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the external design and appearance of the building;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of the work on the values of the Willowbank Residential Heritage Precinct. (*NB In assessing all outline plans, the Council will have particular regard to the provisions of the Willowbank Residential Heritage Precinct as specified in Appendix A2.1.8*).
6. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1993), or any subsequent amendments thereof or substitutes for.
7. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
8. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D252 North East Valley Zone Substation

Designation Number	D252
Requiring Authority	Aurora Energy Limited
Designation Purpose	North East Valley Zone Substation - Electricity Purposes
Location (address)	335 North Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D252 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site as at 13 September 1996 or 10 metres, whichever is the greater.
2. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
3. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
4. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
5. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
6. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D253 South Dunedin Pilot Building

Designation Number	D253
Requiring Authority	Aurora Energy Limited
Designation Purpose	South Dunedin Pilot Building - Electricity Purposes
Location (address)	64 Orari Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D253 Conditions

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
3. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly and accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Oil spill containment facilities shall be installed on the site by the first anniversary of this designation being made operative.
5. Operation of the sub-station is to be in accordance with a facility management plan that: (a) sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of insulating oil; and (b) sets out emergency response procedures relating to the spillage of insulating oil. The facility management plan is to be prepared by Aurora Energy Limited and reviewed by that organisation on an annual basis. The facility management plan is to become effective on the first anniversary of this designation being made operative.

D254 Wakari Road Site

Designation Number	D254
Requiring Authority	Aurora Energy Limited
Designation Purpose	Wakari Road site – Electricity Purposes
Location (address)	157 Helensburgh Road Dunedin
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D255 Carisbrook Regional Network Utility Depot and Electricity Zone Substation

Designation Number	D255
Requiring Authority	Aurora Energy Limited
Designation Purpose	Carisbrook Regional Network Utility Depot and Electricity Zone Substation - Electricity purposes
Location (address)	8 Neville Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	No
Lapse Date	3 March 2022

D255 Conditions

1. The maximum height of all new buildings or structures shall be 15 metres.
2. That if kōiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during site construction, the requiring authority shall, without delay:
 - a. cease all work within a 50m radius of the discovery and secure the area;
 - b. notify their nominated archaeologist, the consent authority, Kāi Tahu ki Otago, the New Zealand Historic Places Trust, and in the case of kōiwi tangata (skeletal remains), the New Zealand Police;
 - c. enable a site inspection by the New Zealand Historic Places Trust and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an Archaeological Authority is required under the Historic Places Act 1993;
 - d. any kōiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation;
 - e. ensure that the further action identified in accordance in part (c) of this condition is undertaken; and
 - f. upon completions of tasks (a) to (e) above, and provided all statutory permissions have been obtained, the requiring authority may recommence site construction following consultation with the consent authority, Kāi Tahu ki Otago, the New Zealand Places Trust, and in the case of kōiwi tangata (skeletal remains), the New Zealand Police.

A1.4.3 Chorus N Z Limited

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D317 Andersons Bay Exchange

Designation Number	D317
Requiring Authority	Chorus N Z Limited
Designation Purpose	Andersons Bay Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	59A Silverton Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D317 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63° (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
 - c. Minimum Yards:
 - i. Front Yard - 4.5 metres
 - ii. All other Yards - 2.0 metres.
2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
 - a. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;

- c. aerals located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
 - d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.
4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
- a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D318 Brighton Exchange

Designation Number	D318
Requiring Authority	Chorus N Z Limited
Designation Purpose	Brighton Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	9 Seaview Road Brighton
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D318 Conditions

1. For any new buildings (excluding masts, aerals, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63° (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
 - c. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
2. For any new masts, aerals, antennas and attached transmission and reception equipment the following shall apply:
 - a. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
 - c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
 - d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.
4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D322 Henley Exchange

Designation Number	D322
Requiring Authority	Chorus N Z Limited
Designation Purpose	Henley Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	197 Otokia Road West Otokia
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D322 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 10 metres.
2. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived

in accordance with section 176A(2)(c) of the Resource Management Act:

- a. like-for-like replacement structures;
 - b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection;
 - c. masts up to a maximum height of 12m. No slimline mast shall be greater than 1.25m in diameter up to a height of 5m, and no greater than 0.5m in diameter up to a height of 12m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 5m, and no greater than 2.5m² in cross sectional area up to a height of 12m.
 - d. aerials located up to a maximum height of 13m with a cross sectional area no greater than 1.0m².
 - e. antenna dish with: a maximum diameter of 1.2m; a maximum height of 1.8m above the building to which it is fixed; and are finished with a colour which blends the antenna into its backdrop.
3. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
- a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

NB. In assessing all outline plans for D322 (Henley Exchange) the Council will have particular regard to the visual and shading effects any structure at the designated site has on the nearby dwelling and its yards.

D323 Hyde SMA

Designation Number	D323
Requiring Authority	Chorus N Z Limited
Designation Purpose	Hyde SMA - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	PT SEC 14 Eton Street, Hyde
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D323 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63° (i.e. 1:2 distance from boundary:height ratio) up to the

maximum height specified above.

- c. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
 - a. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m.
 - c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m².
 - d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.
4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D324 Macandrew Bay Exchange

Designation Number	D324
Requiring Authority	Chorus N Z Limited
Designation Purpose	MacAndrew Bay Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	493 Portobello Road Macandrew Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D324 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63° (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
 - c. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
 - a. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m.
 - c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m².
 - d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.
4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D325 Middlemarch Exchange

Designation Number	D325
Requiring Authority	Chorus N Z Limited
Designation Purpose	Middlemarch Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	27 Snow Avenue Middlemarch
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D325 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63° (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
 - c. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
 - a. Minimum Yards:
 - i. Front Yard - 4.5 metres
 - ii. All other Yards - 2.0 metres.
3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m.
 - c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m².
 - d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is

fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D328 North East Valley Exchange

Designation Number	D328
Requiring Authority	Chorus N Z Limited
Designation Purpose	North East Valley Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	6 Glendining Avenue Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D328 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63° (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
 - c. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
 - a. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following

criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:

- a. like-for-like replacement structures;
 - b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
 - c. aerals located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
 - d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.
4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
- a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D329 Outram Exchange

Designation Number	D329
Requiring Authority	Chorus N Z Limited
Designation Purpose	Outram Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	2 Hoylake Street Outram
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D329 Conditions

1. For any new buildings (excluding masts, aerals, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63° (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
 - c. Minimum Yards:

- i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
2. For any new masts, aerals, antennas and attached transmission and reception equipment the following shall apply:
 - a. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
 - c. aerals located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
 - d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.
4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. The measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D330 Portobello Exchange

Designation Number	D330
Requiring Authority	Chorus N Z Limited
Designation Purpose	Portobello Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	6 Frances Street Broad Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D330 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63° (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
 - c. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
 - a. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
 - c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
 - d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.
4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D333 South Dunedin Exchange

Designation Number	D333
Requiring Authority	Chorus N Z Limited
Designation Purpose	South Dunedin Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	84 Melbourne Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D333 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Minimum Yards:
 - i. Side Yard - 3.0 metres alongside residential boundaries.
 - ii. Rear Yard - 6.0 metres alongside residential boundaries.
2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
 - a. Minimum Yards:
 - i. Side Yard - 3.0 metres alongside residential boundaries.
 - ii. Rear Yard - 6.0 metres alongside residential boundaries.
3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
 - c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
 - d. antenna dish with: a maximum diameter of 1.8m; a maximum height of 2.7m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.
4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following

information:

- a. the proposed shape and dimensions of the work;
- b. the proposed location of the work on the site; and
- c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D334 Waikouaiti Exchange

Designation Number	D334
Requiring Authority	Chorus N Z Limited
Designation Purpose	Waikouaiti Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	34A Beach Street Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D334 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63° (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
 - c. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
 - a. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a

height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;

- c. aerals located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
- d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:

- a. the proposed shape and dimensions of the work;
- b. the proposed location of the work on the site; and
- c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D335 Waitati Exchange

Designation Number	D335
Requiring Authority	Chorus N Z Limited
Designation Purpose	Waitati Exchange, Dunedin - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	3 Brown Street Waitati
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D335 Conditions

1. For any new buildings (excluding masts, aerals, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63° (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
 - i. Minimum Yards: Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
2. For any new masts, aerals, antennas and attached transmission and reception equipment the following shall apply:
 - a. Minimum Yards:
 - i. Front Yard - 4.5 metres.

- ii. All other Yards - 2.0 metres.
3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m.
 - c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
 - d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed..
4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D336 Billy's Ridge Microwave Station

Designation Number	D336
Requiring Authority	Chorus N Z Limited
Designation Purpose	Billy's Ridge Microwave Station - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	1260 Moonlight Road Middlemarch
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D336 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 10 metres.
2. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:

- a. like-for-like replacement structures;
 - b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection.
3. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
- a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

NB In assessing all outline plans for D336 (Billy's Ridge Microwave Station) the Council will have particular regard to the provisions of the Landscape section of the Plan and the specified values of the Strath Taieri Hills Outstanding Landscape Area.

D337 Corstorphine Exchange

Designation Number	D337
Requiring Authority	Chorus N Z Limited
Designation Purpose	Corstorphine Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	166 Corstorphine Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D337 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63° (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
 - c. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
 - a. Minimum Yards:

- i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
- a. Like-for-like replacement structures;
 - b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
 - c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
 - d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.
4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
- a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D339 Derdan Hill Microwave Station

Designation Number	D339
Requiring Authority	Chorus N Z Limited
Designation Purpose	Derdan Hill Microwave Station - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	PT SEC 7 Mount Watkin Road, Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D339 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 10 metres.

2. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection;
 - c. masts up to a maximum height of 12m. No slimline mast shall be greater than 1.25m in diameter up to a height of 5m, and no greater than 0.5m in diameter up to a height of 12m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 5m, and no greater than 2.5m² in cross sectional area up to a height of 12m;
 - d. aerials located up to a maximum height of 13m with a cross sectional area no greater than 1.0m²;
 - e. antenna dish with: a maximum diameter of 1.2m; a maximum height of 1.8m above the building to which it is fixed; and are finished in a colour which blends the antenna into its backdrop.
3. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D340 Green Island Exchange

Designation Number	D340
Requiring Authority	Chorus N Z Limited
Designation Purpose	Green Island Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	211A Main South Road Green Island
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D340 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Minimum Yards:
 - i. Side Yard - 3.0 metres alongside residential boundaries.

- ii. Rear Yard - 6.0 metres alongside residential boundaries.
2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
 - a. Minimum Yards:
 - i. Side Yard - 3.0 metres alongside residential boundaries.
 - ii. Rear Yard - 6.0 metres alongside residential boundaries.
3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
 - c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
 - d. antenna dish with: a maximum diameter of 1.8m; a maximum height of 2.7m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.
4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and.
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D341 Leith Valley RLU

Designation Number	D341
Requiring Authority	Chorus N Z Limited
Designation Purpose	Leith Valley RLU - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	224 Malvern Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D341 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63° (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
 - c. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
 - a. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
 - c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
 - d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.
4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D342 Maori Hill Exchange

Designation Number	D342
Requiring Authority	Chorus N Z Limited
Designation Purpose	Maori Hill Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	20A Oban Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D342 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63° (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
 - c. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
 - a. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
 - c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
 - d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is

fixed.

4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D344 Port Chalmers Exchange

Designation Number	D344
Requiring Authority	Chorus N Z Limited
Designation Purpose	Port Chalmers Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	29 George Street Port Chalmers
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D344 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Minimum Yards:
 - i. Side Yard - 3.0 metres alongside residential boundaries.
 - ii. Rear Yard - 6.0 metres alongside residential boundaries.
 - c. The following standards shall apply in respect of any replacement of the main exchange building on the site:
 - i. Any replacement of the main exchange building shall be constructed to the street frontage, from side boundary to side boundary (excluding vehicle access).
 - ii. If any replacement of the main exchange building consists of one storey, the building must feature a significant parapet to give vertical structure to the façade, being no lower than 4m and no higher than 9m, excluding radiocommunication and telecommunication masts, aerials and antennae.
 - iii. Any doors and windows in the façade shall have a shape and size which conforms with the characteristics of the heritage precinct.
2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall

apply:

- a. Minimum Yards:
 - i. Side Yard - 3.0 metres alongside residential boundaries.
 - ii. Rear Yard - 6.0 metres alongside residential boundaries.
3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection.
4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

A1.4.4 Chorus N Z Limited & Spark N Z Trading Limited

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D321 Halfway Bush Exchange

Designation Number	D321
Requiring Authority	Chorus N Z Limited
Designation Purpose	Halfway Bush Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	72 Helensburgh Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D321 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63° (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
 - c. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
 - a. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m.

- c. aerals located up to a maximum height of 12m with a cross sectional area no greater than 1.0m².
 - d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.
4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
- a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D326 Mornington Exchange

Designation Number	D326
Requiring Authority	Chorus N Z Limited
Designation Purpose	Mornington Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	5 Argyle Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D326 Conditions

1. For any new buildings (excluding masts, aerals, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63° (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
 - c. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
2. For any new masts, aerals, antennas and attached transmission and reception equipment the following shall apply:
 - a. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.

3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m.
 - c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m².
 - d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.
4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D327 Mosgiel Exchange

Designation Number	D327
Requiring Authority	Chorus N Z Limited
Designation Purpose	Mosgiel Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	18 Church Street Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D327 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63° (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.

- c. Minimum Yards:
 - i. Front Yard - 3.0 metres.
 - ii. All other Yards - 1.0 metres.
2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
 - a. Minimum Yards:
 - i. Front Yard - 3.0 metres.
 - ii. All other Yards - 1.0 metres.
3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
 - c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
 - d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.
4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D331 Ravensbourne Exchange

Designation Number	D331
Requiring Authority	Chorus N Z Limited
Designation Purpose	Ravensbourne Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	245 Ravensbourne Road Ravensbourne
Conditions	Yes
Legacy	
Rollover Designation	Yes

Lapse Date	Given effect to - no lapse date

D331 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 9 metres.
 - b. Height Plane Envelope - No new building shall protrude through a plane, originating on the boundary line at ground level, which inclines at an angle of 63° (i.e. 1:2 distance from boundary:height ratio) up to the maximum height specified above.
 - c. Minimum Yards:
 - i. Front Yard - 4.5 metres.
 - ii. All other Yards - 2.0 metres.
2. For any new masts, aerials, antennas and attached transmission and reception equipment the following shall apply:
 - a. Minimum Yards:
 - i. Front Yard - 4.5 metres
 - ii. All other Yards - 2.0 metres.
3. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. masts up to a maximum height of 11m. No slimline mast shall be greater than 1.25m in diameter up to a height of 4.5m, and no greater than 0.5m in diameter up to a height of 11m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 4.5m, and no greater than 2.5m² in cross sectional area up to a height of 11m;
 - c. aerials located up to a maximum height of 12m with a cross sectional area no greater than 1.0m²;
 - d. antenna dish with: a maximum diameter of 0.6m; a maximum height of 0.9m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.
4. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D343 Maungatua Microwave Station

Designation Number	D343
Requiring Authority	Chorus N Z Limited

Designation Purpose	Maungatua Microwave Station - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	610 McKendry Road Maungatua
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D343 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 10 metres.
2. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection;
 - c. masts up to a maximum height of 12m. No slimline mast shall be greater than 1.25m in diameter up to a height of 5m, and no greater than 0.5m in diameter up to a height of 12m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 5m, and no greater than 2.5m² in cross sectional area up to a height of 12m.
 - d. aerials located up to a maximum height of 13m with a cross sectional area no greater than 1.0m²;
 - e. antenna dish with: a maximum diameter of 1.2m; a maximum height of 1.8m above the building to which it is fixed; and are finished in a colour which blends the antenna into its backdrop.
3. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D345 Swampy Summit Microwave Station

Designation Number	D345
Requiring Authority	Chorus N Z Limited

Designation Purpose	Swampy Summit Microwave Station - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	520 Flagstaff-Whare Flat Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D345 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 10 metres.
2. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection;
 - c. erection of buildings and structures (excluding masts and attached transmission equipment) within 50m of an existing building provided:
 - i. the existing building has a floor area at least 50% greater than the floor area of the proposed building or structure; and
 - ii. the height of the proposed building or structure is no greater than the maximum height of the existing building.
 - d. additions to existing buildings (excluding masts and attached transmission equipment) provided:
 - i. the additions increase the floor area of the existing building by no more than 100%;
 - ii. no part of the addition shall exceed the maximum height of the existing building; and
 - iii. the addition shall be finished in the same or similar colour, hue and materials as the existing building.
3. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

A1.4.5 Dunedin City Council

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D600 Dean Street Garage

Designation Number	D600
Requiring Authority	Dunedin City Council
Designation Purpose	Dean Street Garage - Civil Defence Garage
Location (address)	1 Dean Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D600 Conditions

1. The site shall be kept in a tidy state at all times.
2. The existing landscaping shall be retained and all associated vegetation shall be maintained in a healthy state at all times.

D610 St Leonards Hall

Designation Number	D610
Requiring Authority	Dunedin City Council
Designation Purpose	St Leonards Hall - Community Hall
Location (address)	27 St Leonards Drive St Leonards
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D610 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of:
 - a. the shape, dimension and design of the proposed work;
 - b. any landscaping to be provided;
 - c. any external lighting to be installed; and
 - d. any provision for vehicle access, parking and manoeuvring.

D612 Blueskin Bay Community Complex

Designation Number	D612
Requiring Authority	Dunedin City Council
Designation Purpose	Blueskin Bay Community Complex - Community Hall and Library
Location (address)	28 Harvey Street Waitati
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D612 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of:
 - a. the shape, dimension and design of the proposed work;
 - b. any landscaping to be provided;
 - c. any external lighting to be installed; and
 - d. any provision for vehicle access, parking and manoeuvring.

D613 Allanton Hall

Designation Number	D613
Requiring Authority	Dunedin City Council
Designation Purpose	Allanton Hall - Community Hall
Location (address)	13 Douglas Street Allanton
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D613 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of:
 - a. the shape, dimension and design of the proposed work;
 - b. any landscaping to be provided;
 - c. any external lighting to be installed; and
 - d. any provision for vehicle access, parking and manoeuvring.

D614 Outram Hall

Designation Number	D614
Requiring Authority	Dunedin City Council
Designation Purpose	Outram Hall - Community Hall
Location (address)	41 Holyhead Street Outram
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D614 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of:
 - a. the shape, dimension and design of the proposed work;
 - b. any landscaping to be provided;
 - c. any external lighting to be installed; and
 - d. any provision for vehicle access, parking and manoeuvring.

D615 Mosgiel Service Centre

Designation Number	D615
Requiring Authority	Dunedin City Council
Designation Purpose	Mosgiel Service Centre - Dunedin City Service Centre and Library
Location (address)	7 Hartstonge Avenue Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D615 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of:
 - a. the shape, dimension and design of the proposed work;
 - b. any landscaping to be provided;
 - c. any external lighting to be installed; and
 - d. any provision for vehicle access, parking and manoeuvring.

D617 Civic Centre, Town Hall and Municipal Chambers

Designation Number	D617
Requiring Authority	Dunedin City Council
Designation Purpose	Civic Centre, Library, Town Hall and Municipal Chambers - Dunedin City Council Offices, Library and Town Hall
Location (address)	50 The Octagon Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D617 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of the shape, dimension and design of the proposed work.

(NB In assessing an outline plan submitted in accordance with this condition, the Council will have particular regard to the heritage precinct values identified in Appendix A2.2.2 of the District Plan).

D618 Waikouaiti Library

Designation Number	D618
Requiring Authority	Dunedin City Council
Designation Purpose	Waikouaiti Library - Library
Location (address)	192 Main Road Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D618 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of:
 - a. the shape, dimension and design of the proposed work;
 - b. any landscaping to be provided, and
 - c. any external lighting to be installed.

D619 Port Chalmers Service Centre

Designation Number	D619
Requiring Authority	Dunedin City Council

Designation Purpose	Port Chalmers Service Centre - Dunedin City Service Centre, Library and Community Hall
Location (address)	1 Grey Street Port Chalmers
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D619 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of the shape, dimension and design of the proposed work.

(NB In assessing an outline plan submitted in accordance with this condition, the Council will have particular regard to the heritage precinct values identified in Appendix A2.2.8 in the District Plan.)

D623 Lee Stream Hall

Designation Number	D623
Requiring Authority	Dunedin City Council
Designation Purpose	Lee Stream Hall - Community Hall
Location (address)	2522 Clarks Junction-Lee Stream Road Deep Stream
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D623 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of:
 - a. the shape, dimension and design of the proposed work;
 - b. any landscaping to be provided;
 - c. any external lighting to be installed; and
 - d. any provision for vehicle access, parking and manoeuvring.

D624 Karitane Community Hall

Designation Number	D624
Requiring Authority	Dunedin City Council
Designation Purpose	Karitane Community Hall - Community Hall
Location (address)	1381 Coast Road Karitane

Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D624 Conditions

1. Prior to any addition to existing works, an outline plan of the proposed work shall be submitted to the Council for consideration. The outline plan shall provide details of:
 - a. the shape, dimension and design of the proposed work;
 - b. any landscaping to be provided;
 - c. any external lighting to be installed; and
 - d. any provision for vehicle access, parking and manoeuvring.

D625 Dunedin Heliport

Designation Number	D625
Requiring Authority	Dunedin City Council
Designation Purpose	Dunedin Heliport - Heliport - Emergency Purposes Only
Location (address)	33 Kitchener Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D625 Conditions

1. The site shall be fenced along the northern, western and southern boundaries.
2. Signs advising of the site's purpose, and warning of the hazards associated with helicopter operations shall be erected on all boundaries.

D631 Green Island Waste Water Treatment Plant

Designation Number	D631
Requiring Authority	Dunedin City Council
Designation Purpose	Green Island Waste Water Treatment Plant - Waste Water Treatment Plant
Location (address)	20 Taylor Street Green Island
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D631 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 10 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site with the exception of that boundary of the site which faces the Kaikorai Stream:
 - a. Front yard - 20 metres;
 - b. Side and rear yards - 6 metres.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.

D632 Burkes Transfer

Designation Number	D632
Requiring Authority	Dunedin City Council
Designation Purpose	Burkes Transfer - Burkes No. 1 Wastewater Pumping Station
Location (address)	21 Burkes Drive Ravensbourne
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D632 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 9 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site:
 - a. Front yard - 4.5 metres;
 - b. Side and rear yards - 2 metres.
3. The site shall be fenced in such a manner as to discourage public access.
4. A sign warning of the potential danger to public health and safety shall be erected on fences around the site.

D633 Mosgiel Waste Water Treatment Plant and Carlyle Road Stormwater Pumping Station

Designation Number	D633
Requiring Authority	Dunedin City Council
Designation Purpose	Mosgiel Waste Water Treatment Plant and Carlyle Road Stormwater Pumping Station - Waste Water Treatment Plant and Stormwater Pumping Station
Location (address)	PT SEC 1 Goodall Street, Mosgiel
Conditions	Yes
Legacy	

Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D633 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 9 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site:
 - a. Front yard - 4.5 metres;
 - b. Side and rear yards - 2 metres.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.

D634 Middlemarch Waste Water Treatment Plant

Designation Number	D634
Requiring Authority	Dunedin City Council
Designation Purpose	Middlemarch Waste Water Treatment Plant - Waste Water Treatment Plant
Location (address)	11 Garthmyl Lane Middlemarch
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D364 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 10 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site:
 - a. Front yard - 20 metres;
 - b. Side and rear yards - 6 metres.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.

D635 Waikouaiti Waste Water Treatment Plant

Designation Number	D635
Requiring Authority	Dunedin City Council
Designation Purpose	Waikouaiti Waste Water Treatment Plant - Waste Water Treatment Plant
Location (address)	11 Matanaka Drive Waikouaiti

Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D365 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 10 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site:
 - a. Front yard - 20 metres;
 - b. Side and rear yards - 6 metres.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.

D636 Seacliff Waste Water Treatment Plant

Designation Number	D636
Requiring Authority	Dunedin City Council
Designation Purpose	Seacliff Waste Water Treatment Plant - Waste Water Treatment Plant
Location (address)	41 Kilgour Street Seacliff
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D636 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 10 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site:
 - a. Front yard - 20 metres;
 - b. Side and rear yards - 6 metres.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.

D637 Ocean Grove Waste Water Treatment Plant

Designation Number	D637
Requiring Authority	Dunedin City Council

Designation Purpose	Ocean Grove Pumping Station - Waste Water Pumping Station
Location (address)	7 Luke Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D367 Conditions

- The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 9 metres, whichever is the greater.
- The following yard requirements shall apply in respect of all new structures proposed for the site:
 - Front yard - 4.5 metres;
 - Side and rear yards - 2 metres.
- The requiring authority shall take all reasonable precautions against unauthorised public access at all times.

D639 Musselburgh Pumping Station and Tainui Stormwater Pumping Station

Designation Number	D639
Requiring Authority	Dunedin City Council
Designation Purpose	Musselburgh Pumping Station and Tainui Stormwater Pumping Station - Waste water treatment plant and stormwater pumping station
Location (address)	36 Rona Street St Kilda
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D639 Conditions

- The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 9 metres, whichever is the greater.
- The following yard requirements shall apply in respect of all new structures proposed for the site with the exception of the Rona Street boundary of the site:
 - Front yard - 4.5 metres;
 - Side and rear yards - 2 metres.
- The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
- A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50 Dt/40Nt dBA, 45 SP dBA. (Note these levels are subject to an adjustment of minus 5 dBA for noise emissions having special audible characteristics.

D640 Waikouaiti Landfill

Designation Number	D640
Requiring Authority	Dunedin City Council
Designation Purpose	Waikouaiti Landfill - Landfilling and Associated Refuse Processing Operations and Activities
Location (address)	140 Edinburgh Street Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D640 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which the designation becomes operative - 55Dt/40Nt dBA. *(NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics).*
- All vegetation established in conjunction with landscaping of the site shall be maintained in a healthy state at all times.

D641 Waikouaiti Landfill (Cover Material)

Designation Number	D641
Requiring Authority	Dunedin City Council
Designation Purpose	Waikouaiti Landfill - Proposed Cover Material
Location (address)	4 Kirkwall Street Waikouaiti
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D642 Closed Middlemarch Landfill

Designation Number	D642
Requiring Authority	Dunedin City Council
Designation Purpose	Closed Middlemarch Landfill - Refuse Processing Operations and Activities
Location (address)	110 Garthmyl Road Middlemarch
Conditions	Yes
Legacy	

Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D642 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which the designation becomes operative - 55Dt/40Nt dBA.

(NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics).

D643 Milners Pit/Closed North Taieri Tip

Designation Number	D643
Requiring Authority	Dunedin City Council
Designation Purpose	Milners Pit/Closed North Taieri Tip - Hard Fill Disposal, Composting and Quarry
Location (address)	101 Milners Road North Taieri
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D643 Conditions

- Conditions relating exclusively to the clean fill activities:
 - Only cleanfill shall be deposited at the site. For the purpose of this condition, "cleanfill" is defined as: "Generally a natural material such as clay, soil, and rock, and such other materials as concrete, brick, or demolition products are free of combustible or organic matter and are, therefore, not subject to biological or chemical breakdown."
- Conditions relating exclusively to the quarrying activities:
 - Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which the designation becomes operative - 55Dt/40Nt dBA.
(NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics.)
 - At no time shall any noise exceed L(max) or 75dBA within 50 metres of the nearest house existing at the date on which this designation becomes operative.
 - The requiring authority shall provide noise level readings, for two hours at times representative of the operation and at which maximum noise levels can be assessed, for the purpose of determining compliance with Conditions (a) and (b) of these conditions. These readings shall be provided annually. These readings shall be provided at the requiring authority's expense.
 - A plan illustrating progressive rehabilitation works and the final landform and appearance of the site shall be prepared by the Requiring Authority under the direction of a suitably qualified professional and submitted to the Dunedin City Council for approval within 12 months of this designation becoming operative. The quarry shall be operated at all times in accordance with the approved plan.
- Conditions applying to all activities undertaken at the site:
 - Within 12 months of this designation becoming operative a landscape plan which reflects the proposed



development of the site shall be prepared by the Requiring Authority under the direction of a qualified landscape architect. This plan shall:

- i. accommodate all activities undertaken at the site;
- ii. ensure that the site is integrated as much as is practicable within its broader landscape setting; and
- iii. ensure that any potential adverse effects on landscape quality are minimised. The site shall be developed in accordance with this plan and all prescribed landscaping shall be undertaken no later than one planting season after each stage of development is completed. All vegetation established in conjunction with landscaping of the site shall be maintained in a healthy state at all times.

D653 Tahuna Waste Water Treatment Plant

Designation Number	D653
Requiring Authority	Dunedin City Council
Designation Purpose	Tahuna Waste Water Treatment Plant - Waste Water Treatment Plant
Location (address)	10 Tahuna Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D653 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 9 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site:
 - a. Front yard - 25 metres;
 - b. Side and rear yards - 1 metres.
3. All facilities which have the potential to generate odour shall be appropriately enclosed, vented and appropriately managed to minimise odour. All vehicles accessing or leaving the site which carry material that has the potential to generate odour shall be appropriately enclosed and the loading/unloading of the material shall be appropriately managed to minimise odour.
4. All facilities shall be designed to ensure that the noise, glare and lighting performance standards of Rule 21.5 Environmental Issues Section of the Proposed Dunedin City District Plan are met. These are:
 - a. Maximum L10 noise levels shall be:
 - i. 50dBA between 8am and 6pm, Monday to Saturday;
 - ii. 45dBA between 7am and 8am, Monday to Friday;
 - iii. 45dBA between 6pm and 9pm, Monday to Saturday; and
 - iv. 40dBA on Monday to Thursday evenings between 9pm and 7am the following day;
 - v. 40dBA between 9pm Friday and 8am Saturday, between 9pm Saturday to 7am Monday and all Statutory days;
 - vi. However, if the sound level is constant, the plant shall be designed not to exceed 40dBA at any time, at the boundary of any other property;

- vii. Between 9pm and 7am the following day no noise shall exceed an Lmax of 75dBA;
 - viii. Noise to be measured at the boundary or within any other property; and
 - ix. Noise from construction is exempt.
- b. Glare and light from the site shall result in no greater than 16 lux of light onto any other site measured inside that site, and 8 lux of light measured at the windows of any residentially occupied building.
5. Reasonable precautions against unauthorised public access are to be undertaken at all times. This includes the provision of signage at each accessway advising that public access is restricted and which warns of the dangers associated with trespass.
6. Existing landscaping shall be maintained, including ongoing weed control and replacement of plants that do not survive, to mitigate adverse visual effects of above ground structures.

D654 Waikouaiti Effluent Irrigation Area

Designation Number	D654
Requiring Authority	Dunedin City Council
Designation Purpose	Waikouaiti Effluent Irrigation Area - Waikouaiti Waste Water Effluent Irrigation Area
Location (address)	10 Matanaka Drive Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D654 Conditions

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.

D655 Waikouaiti Landfill

Designation Number	D655
Requiring Authority	Dunedin City Council
Designation Purpose	Waikouaiti Landfill - Landfilling and Associated Refuse Processing Operations and Activities
Location (address)	20 Haddington Street Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D655 Conditions

1. A landscape plan for the land contained within D655 is to be prepared and implemented by the Waste Services Department to the satisfaction of a suitably qualified professional person engaged by the Council. This landscaping is to be undertaken no later than one planting season after the inclusion of this designation in the proposed District Plan and is to be maintained at all times.

D656 Warrington Waste Water Treatment Plant

Designation Number	D656
Requiring Authority	Dunedin City Council
Designation Purpose	Warrington Waste Water Treatment Plant - Warrington Waste Water Treatment Plant and Waste Water Effluent Irrigation Area
Location (address)	1 Esplanade Warrington
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D656 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 10 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site:
 - a. Front yard - 20 metres;
 - b. Side and rear yards - 6 metres.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.

D657 Waldronville Pumping Station and Surge Chamber

Designation Number	D657
Requiring Authority	Dunedin City Council
Designation Purpose	Waldronville Pumping Station and Surge Chamber - Waste Water Pumping Station and Surge Chamber
Location (address)	395 Brighton Road Green Island
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D657 Conditions

1. The maximum height for all new structures shall be either the height of the tallest structure present on the site at 3 October 1996 or 10 metres, whichever is the greater.
2. The following yard requirements shall apply in respect of all new structures proposed for the site:
 - a. Front yard - 20 metres;
 - b. Side and rear yards - 6 metres.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.

D658 Green Island Landfill

Designation Number	D658
Requiring Authority	Dunedin City Council
Designation Purpose	Green Island Landfill - Landfilling and Associated Refuse Processing Operations and Activities
Location (address)	20 Taylor Street Green Island
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D658 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of this site: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5 dBA for noise emissions having special audible characteristics*).

D659 Proposed Smooth Hill Landfill

Designation Number	D659
Requiring Authority	Dunedin City Council
Designation Purpose	Proposed Smooth Hill Landfill - Proposed Landfilling and Associated Refuse Processing Operations and Activities
Location (address)	700 Big Stone Road Brighton
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	2058

D659 Conditions

1. This designation shall lapse on the 40th anniversary of the date on which this designation becomes operative.
2. A landscape plan showing proposed initial planting, final landform and final planting shall be prepared by the Requiring Authority under the direction of a qualified landscape architect prior to the commencement of landfilling operations. Development of the site shall be in accordance with this landscape plan.
3. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which the designation becomes operative - 55D_t/40N_t dBA. *(NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics.)*

D660 Closed Sawyers Bay Landfill

Designation Number	D660
Requiring Authority	Dunedin City Council
Designation Purpose	Closed Sawyers Bay Landfill
Location (address)	188 Reservoir Road Sawyers Bay
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D661 Glen Road Intake

Designation Number	D661
Requiring Authority	Dunedin City Council
Designation Purpose	Glen Road Intake - Stormwater Intake
Location (address)	132 Glen Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D661 Conditions

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.

D670 Beta Street Reservoir

Designation Number	D670
Requiring Authority	Dunedin City Council
Designation Purpose	Beta Street Reservoir - Treated Water Reservoir
Location (address)	5 Beta Street Dunedin

Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D670 Conditions

- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA. *(NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics.)*

D671 Braeside Reservoir

Designation Number	D671
Requiring Authority	Dunedin City Council
Designation Purpose	Braeside Reservoir - Treated Water Reservoir
Location (address)	44A Braeside Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D671 Conditions

- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA. *(NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics.)*

D672 Brighton Reservoir

Designation Number	D671
Requiring Authority	Dunedin City Council
Designation Purpose	Braeside Reservoir - Treated Water Reservoir
Location (address)	44A Braeside Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D672 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D673 Centre Road Reservoir

Designation Number	D673
Requiring Authority	Dunedin City Council
Designation Purpose	Centre Road Reservoir - Treated Water Reservoir
Location (address)	54 Centre Road Dunedin
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D674 Deep Stream/ Deep Creek Catchment

Designation Number	D674
Requiring Authority	Dunedin City Council
Designation Purpose	Deep Stream/Deep Creek Catchment - Water Catchment Area for Dunedin City Water Supply
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D675 Ellesmere Street Reservoir

Designation Number	D675
Requiring Authority	Dunedin City Council
Designation Purpose	Ellesmere Street Reservoir - Treated Water Reservoir
Location (address)	14 Ellesmere Street Ravensbourne
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D675 Conditions

- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics.*)

D676 Epsilon Street Reservoir

Designation Number	D676
Requiring Authority	Dunedin City Council
Designation Purpose	Epsilon Street Reservoir - Treated Water Reservoir
Location (address)	1 Epsilon Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D676 Conditions

- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics.*)
- The existing landscaping shall be retained and all associated vegetation is to be maintained in a healthy state at all times.

D677 Gerrys Road Reservoir

Designation Number	D677
Requiring Authority	Dunedin City Council
Designation Purpose	Gerrys Road Reservoir - Treated Water Reservoir
Location (address)	5 Gerrys Road Ravensbourne
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D677 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics.*)

D678 Glenpark Reservoir

Designation Number	D678
Requiring Authority	Dunedin City Council
Designation Purpose	Glenpark Reservoir - Treated Water Reservoir
Location (address)	154 Glenpark Avenue Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D678 Conditions

- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics.*)
- The existing landscaping shall be retained and all associated vegetation is to be maintained in a healthy state at all times.

D679 Leith Valley, Silverstream and Ross Creek Catchments

Designation Number	D679
Requiring Authority	Dunedin City Council
Designation Purpose	Leith Valley, Silverstream and Ross Creek Catchments - Water Catchment Areas and Raw Water Reservoirs for Dunedin City Water Supply
Location (address)	
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D679 Conditions

- The Requiring Authority shall not unreasonably withhold its written consent to continued commercial forestry operations subject to such reasonable conditions in respect of planting, tending and harvesting the tree crop the purpose of which are to protect the yield and quality of water available from the catchment within the area subject to designation.
- The area subject to this designation shall continue to be available to the public for pedestrian access, except in those circumstances where restrictions on access are necessary to ensure the safe and efficient function of the activity provided for by this designation and/or the safety and well-being of the community.

D680 Maori Hill Reservoir

Designation Number	D680
Requiring Authority	Dunedin City Council
Designation Purpose	Maori Hill Reservoir - Treated Water Reservoir
Location (address)	70 Drivers Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D680 Conditions

- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D682 Mount Mera Reservoir

Designation Number	D682
Requiring Authority	Dunedin City Council
Designation Purpose	Mount Mera Reservoir - Treated Water Reservoir
Location (address)	588 North Road Dunedin
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D683 Pine Hill Reservoir

Designation Number	D683
Requiring Authority	Dunedin City Council
Designation Purpose	Pine Hill Reservoir - Treated Water Reservoir
Location (address)	55 Campbells Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D683 Conditions

- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
- The existing landscaping shall be retained and all associated vegetation is to be maintained in a healthy state at all times.

D684 Port Chalmers Catchment

Designation Number	D684
Requiring Authority	Dunedin City Council
Designation Purpose	Port Chalmers Catchment - Water Catchment Area and Raw Water Reservoirs for Port Chalmers Water Supply
Location (address)	LOT 1 Reservoir Road, Sawyers Bay
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

Designation Number	D684
Requiring Authority	Dunedin City Council
Designation Purpose	Port Chalmers Catchment - Water Catchment Area and Raw Water Reservoirs for Port Chalmers Water Supply
Location (address)	LOT 1 Reservoir Road, Sawyers Bay
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D685 Puddle Alley Pumping Station

Designation Number	D685
Requiring Authority	Dunedin City Council
Designation Purpose	Puddle Alley Pumping Station - Water Pumping Station
Location (address)	70 Puddle Alley Wingatui
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D685 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D686 Quarry Hill Reservoir

Designation Number	D686
Requiring Authority	Dunedin City Council
Designation Purpose	Quarry Hill Reservoir - Treated Water Reservoir
Location (address)	11 Woodland Avenue Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D686 Conditions

- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D687 Ramrock Road Reservoir

Designation Number	D687
Requiring Authority	Dunedin City Council
Designation Purpose	Ramrock Road Reservoir - Treated Water Reservoir
Location (address)	526 Ramrock Road Waikouaiti
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D689 Signal Hill Reservoir

Designation Number	D689
Requiring Authority	Dunedin City Council
Designation Purpose	Signal Hill Reservoir - Treated Water Reservoir
Location (address)	210 Blacks Road Dunedin
Conditions	No

Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D690 Southern Raw and Treated Water Reservoirs and Treatment Plan

Designation Number	D690
Requiring Authority	Dunedin City Council
Designation Purpose	Southern Raw and Treated Water Reservoirs and Treatment Plant - Treated Water Reservoirs, Water Treatment Plant and Raw Water Reservoir
Location (address)	16 Reservoir Road Burnside
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D690 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
- Operation of the facilities is to be in accordance with a facility management plan that:
 - sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances;
 - sets out emergency response procedures relating to spillage of hazardous substances.

The facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

D691 Somerville Street Pumping Station

Designation Number	D691
Requiring Authority	Dunedin City Council
Designation Purpose	Somerville Street Pumping Station - Water Pumping Station
Location (address)	18 Shore Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D691 Conditions

- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D692 St Leonards Reservoir

Designation Number	D692
Requiring Authority	Dunedin City Council
Designation Purpose	St Leonards Reservoir - Treated Water Reservoir
Location (address)	47 Harrier Road St Leonards
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D692 Conditions

- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D693 Taieri Borefield

Designation Number	D693
Requiring Authority	Dunedin City Council
Designation Purpose	Taieri Borefield - Water Bores and Water Pumping Station
Location (address)	820 Outram-Mosgies Road Taieri
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D693 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA. (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D694 Waldronville Reservoir

Designation Number	D694
Requiring Authority	Dunedin City Council

Designation Purpose	Waldronville Reservoir - Treated Water Reservoir
Location (address)	480 Blackhead Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D694 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D695 Mount Grand Water Treatment

Designation Number	D695
Requiring Authority	Dunedin City Council
Designation Purpose	Mount Grand Water Treatment Plant, Reservoirs and Pipe and Associated Equipment Storage - Water Treatment Plant, Reservoirs and Pipe and Associated Equipment Storage
Location (address)	27 Brinsdon Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D695 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
- A landscape plan for the land contained within the designation is to be prepared and implemented by the Water Department to the satisfaction of a suitably qualified professional engaged by the Council. The approved landscaping is to be undertaken not later than the next planting season following the commissioning of the building, structure or facility. The landscaping is to be maintained in a healthy state at all times.
- Any security lighting associated with the facilities on site, shall comply with the following standard with respect to glare:
 - A maximum of 16 lux of light onto any adjacent site, measured at the boundary of the site, except that;
 - A maximum of 8 lux of light onto any adjoining site used for residential purposes during night-time hours, measured at the windows of any such occupied building.
- Operation of the facilities is to be in accordance with a facility management plan that:
 - sets out procedures for routine management of the site, with particular reference to minimising the risk

of spillage of hazardous substances; and

- b. sets out emergency response procedures relating to the spillage of hazardous substances.

The facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

D696 Abbotsford Reservoir

Designation Number	D696
Requiring Authority	Dunedin City Council
Designation Purpose	Abbotsford Reservoir - Treated Water Reservoir
Location (address)	188 North Taieri Road Abbotsford
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D696 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D697 Apes Road Pumping Station

Designation Number	D697
Requiring Authority	Dunedin City Council
Designation Purpose	Apes Road Pumping Station - Water Pumping Station
Location (address)	113 Apes Road Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D697 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA. (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D698 Battleaxe Bore

Designation Number	D698
Requiring Authority	Dunedin City Council
Designation Purpose	Battleaxe Bore - Water Bore and Pumping Station
Location (address)	135 Factory Road Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D698 Conditions

- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
- The existing landscaping shall be retained and all associated vegetation is to be maintained in a healthy state at all times.

D701 Caversham Tunnel Entrance

Designation Number	D701
Requiring Authority	Dunedin City Council
Designation Purpose	Caversham Tunnel Entrance - Valves - Water Pipeline Valves
Location (address)	SEC 123 Kaikorai Valley Road, Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D701 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D702 Cherry Drive No 1 Bore

Designation Number	D702
Requiring Authority	Dunedin City Council
Designation Purpose	Cherry Drive No 1 Bore - Water Bore and Pumping Station
Location (address)	3 Cherry Drive Mosgiel

Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D702 Conditions

- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D703 Cherry Drive No 2 Bore

Designation Number	D703
Requiring Authority	Dunedin City Council
Designation Purpose	Cherry Drive No 2 Bore - Water Bore and Pumping Station
Location (address)	3 Cherry Drive Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D703 Conditions

- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
- The existing landscaping shall be retained and all associated vegetation is to be maintained in a healthy state at all times.

D704 Church Road Reservoir

Designation Number	D704
Requiring Authority	Dunedin City Council
Designation Purpose	Church Road Reservoir - Treated Water Reservoir
Location (address)	147 Church Road Merton
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D705 Cuttances Booster Pumping Station

Designation Number	D705
Requiring Authority	Dunedin City Council
Designation Purpose	Cuttances Booster Pumping Station - Water Pumping Station
Location (address)	109 McLaren Gully Road Otokia
Conditions	yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D705 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D706 Eden Street Aeration Chamber and Treatment Plant

Designation Number	D706
Requiring Authority	Dunedin City Council
Designation Purpose	Eden Street Aeration Chamber and Treatment Plant - Water Treatment Plant
Location (address)	215 Gordon Road Mosgiel
Conditions	yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D706 Conditions

- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
- Operation of the facilities is to be in accordance with a facility management plan that:
 - sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances; and
 - sets out emergency response procedures relating to the spillage of hazardous substances.

The facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

D707 Eden Street Bore

Designation Number	D707
Requiring Authority	Dunedin City Council
Designation Purpose	Eden Street Bore - Water Bore and Pumping Station
Location (address)	6A Eden Street Mosgiel
Conditions	yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D707 Conditions

- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D708 Hornes Reservoir

Designation Number	D708
Requiring Authority	Dunedin City Council
Designation Purpose	Hornes Reservoir - Treated Water Reservoir
Location (address)	471 Henley Road Henley
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D709 Hornes Booster Pumping Station

Designation Number	D709
Requiring Authority	Dunedin City Council
Designation Purpose	Hornes Booster Pumping Station - Water Pumping Station
Location (address)	471 Henley Road Henley
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D709 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D710 Montecillo Reservoir

Designation Number	D710
Requiring Authority	Dunedin City Council
Designation Purpose	Montecillo Reservoir - Treated Water Reservoir
Location (address)	40 Eglinton Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D710 Conditions

- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D711 North End Reservoir

Designation Number	D711
Requiring Authority	Dunedin City Council
Designation Purpose	North End Reservoir - Treated Water Reservoir
Location (address)	76 Lovelock Avenue Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D711 Conditions

- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D712 Omimi Pumping Station

Designation Number	D712
Requiring Authority	Dunedin City Council

Designation Purpose	Omimi Pumping Station - Water Pumping Station
Location (address)	302 Church Road Merton
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D713 Otokia Booster Pumping Station

Designation Number	D713
Requiring Authority	Dunedin City Council
Designation Purpose	Otokia Booster Pumping Station - Water Pumping Station
Location (address)	3 Henley Road Henley
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D713 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D714 Otokia Reservoir West Taieri

Designation Number	D714
Requiring Authority	Dunedin City Council
Designation Purpose	Otokia Reservoir West Taieri - Treated Water Reservoir
Location (address)	3 Henley Road Henley
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D715 Outram Reservoir

Designation Number	D715
Requiring Authority	Dunedin City Council

Designation Purpose	Outram Reservoir - Treated Water Reservoir and Water Treatment Plant
Location (address)	1260 Lee Stream-Outram Road Outram
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D715 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
- Operation of the facilities is to be in accordance with a facility management plan that:
 - sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances; and
 - sets out emergency response procedures relating to the spillage of hazardous substances.

The facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

D716 Puketeraki Reservoir

Designation Number	D716
Requiring Authority	Dunedin City Council
Designation Purpose	Puketeraki Reservoir - Treated Water Reservoir
Location (address)	1000 Coast Road Waikouaiti
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D717 Reid Avenue Bore and Treatment Plant

Designation Number	D717
Requiring Authority	Dunedin City Council
Designation Purpose	Reid Avenue Bore and Treatment Plant - Water Bore and Pumping Station and Water Treatment Plant
Location (address)	7 Hartstonge Avenue Mosgiel
Conditions	Yes
Legacy	

Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D717 Conditions

- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
- Operation of the facilities is to be in accordance with a facility management plan that:
 - sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances; and
 - sets out emergency response procedures relating to the spillage of hazardous substances.

The facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

- That landscaping shall be established and maintained on site to the satisfaction of a suitably qualified professional person engaged by the Council.

D719 Roseneath Booster Pumping Station

Designation Number	D719
Requiring Authority	Dunedin City Council
Designation Purpose	Roseneath Booster Pumping Station - Water Pumping Station
Location (address)	1 Reeves Street Roseneath
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D719 Conditions

- Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/40Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
- The existing landscaping shall be retained and all associated vegetation is to be maintained in a healthy state at all times.

D722 Ross Creek Contact Tank and Treatment Plant

Designation Number	D722
Requiring Authority	Dunedin City Council
Designation Purpose	Ross Creek Contact Tank and Treatment Plant - Treated Water Reservoir and Water Treatment Plant
Location (address)	20 Booth Road Dunedin

Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D722 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. Operation of the facilities is to be in accordance with a facility management plan that:
 - a. sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances; and
 - b. sets out emergency response procedures relating to the spillage of hazardous substances.

The facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

D723 Seacliff Reservoir

Designation Number	D723
Requiring Authority	Dunedin City Council
Designation Purpose	Seacliff Reservoir - Treated Water Reservoir
Location (address)	58 Russell Road Seacliff
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D724 Severn Street Bore, Aeration Chamber and Treatment Plant

Designation Number	D724
Requiring Authority	Dunedin City Council
Designation Purpose	Severn Street Bore Aeration Chamber and Treatment Plant - Water Bore, Water Pump and Water Treatment Plant
Location (address)	R Centre Street Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D724 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. Operation of the facilities is to be in accordance with a facility management plan that:
 - a. sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances;
 - b. sets out emergency response procedures relating to the spillage of hazardous substances; and
 - c. the facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.
3. The existing landscaping shall be retained and all associated vegetation is to be maintained in a healthy state at all times.

D725 Stoney Knowe Reservoir

Designation Number	D725
Requiring Authority	Dunedin City Council
Designation Purpose	Stoney Knowe Reservoir - Treated Water Reservoir
Location (address)	1 Flagstaff-Whare Flat Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D725 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D726 Waikouaiti Water Treatment Plant and Raw and Treated Water Reservoirs

Designation Number	D726
Requiring Authority	Dunedin City Council
Designation Purpose	Waikouaiti Water Treatment Plant and Raw and Treated Water Reservoirs - Raw Water Reservoir, Treated Water Reservoir and Water Treatment Plant
Location (address)	120 Mountain Track Silverpeaks
Conditions	Yes
Legacy	
Rollover Designation	Yes

Lapse Date	Given effect to - no lapse date

D726 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
- Operation of the facilities is to be in accordance with a facility management plan that:
 - sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances;
 - sets out emergency response procedures relating to the spillage of hazardous substances; and
 - the facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

D727 Waikouaiti Water Pumping Station

Designation Number	D727
Requiring Authority	Dunedin City Council
Designation Purpose	Waikouaiti Water Pumping Station - Water Pumping Station
Location (address)	R Ramrock Road Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D727 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D728 Wallaces Reservoir West Taieri

Designation Number	D728
Requiring Authority	Dunedin City Council
Designation Purpose	Wallaces Reservoir West Taieri - Treated Water Reservoir
Location (address)	949 Allanton-Waiholo Road Taieri
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D729 West Taieri Raw and Treated Water Reservoirs and Treatment Plant

Designation Number	D729
Requiring Authority	Dunedin City Council
Designation Purpose	West Taieri Raw and Treated Water Reservoirs and Treatment Plant - Raw Water Reservoir, Treated Water Reservoir and Water Treatment Plant
Location (address)	280 Munro Road Berwick
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D729 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
- Operation of the facilities is to be in accordance with a facility management plan that:
 - sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances;
 - sets out emergency response procedures relating to the spillage of hazardous substances; and
 - the facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

D730 Wingatui Reservoir and Treatment Plant

Designation Number	D730
Requiring Authority	Dunedin City Council
Designation Purpose	Wingatui Reservoir and Treatment Plant - Treated Water Reservoir and Water Treatment Plant
Location (address)	76 Friends Hill Road Wingatui
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D730 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible*

characteristics).

2. Operation of the facilities is to be in accordance with a facility management plan that:
 - a. sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances;
 - b. sets out emergency response procedures relating to the spillage of hazardous substances; and
 - c. the facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

D731 Gordon Road Yard Bore, Aeration Chamber and Treatment Plant

Designation Number	D731
Requiring Authority	Dunedin City Council
Designation Purpose	Gordon Road Yard Bore, Aeration Chamber and Treatment Plant - Water Bore, Water Pump and Water Treatment Plant
Location (address)	97 Gordon Road Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D731 Conditions

1. Noise generated by any activity on the site shall comply with the following standards at the boundary of the site: 50Dt/35Nt dBA, 45 SP dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. Operation of the facilities is to be in accordance with a facility management plan that:
 - a. sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances; and
 - b. sets out emergency response procedures relating to the spillage of hazardous substances; and
 - c. the facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.
3. The existing landscape shall be retained and all associated vegetation is to be maintained in a healthy state at all times.

D732 Booth Road Contact Tank and Treatment Plant and Glenleith Reservoir

Designation Number	D732
Requiring Authority	Dunedin City Council
Designation Purpose	Booth Road Contact Tank and Treatment Plant and Glenleith Reservoir - Treated Water Reservoirs and Water Treatment Plant
Location (address)	20 Booth Road Dunedin

Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D732 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
- Operation of the facilities is to be in accordance with a facility management plan that:
 - sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances; and
 - sets out emergency response procedures relating to the spillage of hazardous substances; and
 - the facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

D733 Campbells Road Reservoir

Designation Number	D733
Requiring Authority	Dunedin City Council
Designation Purpose	Campbells Road Reservoir - Treated Water Reservoirs
Location (address)	104 Campbells Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D733 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
- The existing landscaping (applied colour), where appropriate and operationally compatible, must be retained and replaced as appropriate.

D734 Concord Reservoirs

Designation Number	D734
Requiring Authority	Dunedin City Council
Designation Purpose	Concord Reservoirs - Treated Water Reservoirs

Location (address)	140 Emerson Street Concord
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D734 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D735 Fairfield Reservoirs

Designation Number	D735
Requiring Authority	Dunedin City Council
Designation Purpose	Fairfield Reservoirs - Treated Water Reservoirs
Location (address)	PT SEC 19 Flower Street, Fairfield
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D735 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D736 Grassy Point Broad Bay Reservoir

Designation Number	D736
Requiring Authority	Dunedin City Council
Designation Purpose	Grassy Point Broad Bay Reservoir - Treated Water Reservoir
Location (address)	50 Raynbird Street Company Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D736 Conditions

1. The existing landscaping, where appropriate and operationally compatible, must be retained and replaced as appropriate; all vegetation must be maintained in a healthy state.

D737 Greenhills Reservoirs

Designation Number	D737
Requiring Authority	Dunedin City Council
Designation Purpose	Greenhills Reservoirs - Treated Water Reservoirs
Location (address)	293 Highcliff Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D737 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D738 Macandrew Bay Reservoir

Designation Number	D738
Requiring Authority	Dunedin City Council
Designation Purpose	Macandrew Bay Reservoir - Treated Water Reservoir
Location (address)	480R Portobello Road Macandrew Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D738 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. The existing landscaping, where appropriate and operationally compatible, must be retained and replaced as appropriate; all vegetation must be maintained in a healthy state.

D739 Mount Cargill Water Storage Tanks

Designation Number	D739
Requiring Authority	Dunedin City Council
Designation Purpose	Mount Cargill Water Storage Tanks - treated water reservoir
Location (address)	1011 Mount Cargill Road Waitati
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D739 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).

D740 Port Chalmers Treated Water Reservoirs and Water Treatment Plant

Designation Number	D740
Requiring Authority	Dunedin City Council
Designation Purpose	Port Chalmers Treated Water Reservoirs and Water Treatment Plant - Treated Water Reservoirs and Water Treatment Plant
Location (address)	140 Reservoir Road Sawyers Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D740 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA. (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
- Operation of the facilities is to be in accordance with a facility management plan that:
 - sets out procedures for routine management of the site, with particular reference to minimising the risk of spillage of hazardous substances;
 - sets out emergency response procedures relating to the spillage of hazardous substances; and
 - the facility management plan is to be prepared by the Requiring Authority within 12 months of the date on which this designation becomes operative. This plan is to be reviewed by the Requiring Authority on an annual basis.

D746 Southern Reservoir Water Treatment Plant and Treated Water Reservoirs

Designation Number	D746
Requiring Authority	Dunedin City Council
Designation Purpose	Southern Reservoir Water Treatment Plant and Treated Water Reservoirs - Treated Water Reservoir and Water Treatment Plant
Location (address)	10 Mount Grand Road Burnside
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D746 Conditions

1. a. Any noise generated as a result of the activities associated with the water treatment plant and shall not exceed:
 - i. 55dBA (L10) day time within 50 m from a residence or site boundary if the residence is closer than 50 m.
 - ii. 40dBA (L10) night time within 50 m from a residence or site boundary if the residence is closer than 50 m.
- b. *Noise levels shall be measured in accordance with the provisions of New Zealand Standard 6801:1991 Measurement of Sound and assessed in accordance with the provisions of New Zealand Standard 6892:1991 Assessment of Environment Sound. In the event that special audible characteristics are identified, the specified noise limits shall be reduced by 5 dBA.*
- c. That prior to the issue of any building consent for any building containing noise producing equipment, a detailed acoustic design report shall be prepared by an acoustic consultant approved by the Council to demonstrate that noise from the entire designation site will comply with the noise limits given in Condition (a).
2. Any lighting shall be installed in accordance with a Lighting Plan, prepared in consultation with the submitters and subject to the approval of the District Planner.
3. No building or other structures (other than fences) shall be located within 6 metres of the property boundary.
4. No buildings shall exceed a height of 10 metres above ground level.
5. The maximum site coverage of all buildings shall be 35%.
6. Buildings and other structures on the site shall be painted in colours approved by the District Planner.
7. Landscaping shall be undertaken on the site, in accordance with the Landscaping Plan which shall include:
 - a. Planting of trees on the steeper slopes overlooking Donald Street to enhance long term stability;
 - b. screening of the Reservoir Road frontage; and
 - c. the Landscaping Plan shall be prepared in consultation with the submitters and is subject to the approval of the District Planner. The landscaping shall be undertaken within 9 months of completion of the buildings for the facility.
8. Excavated areas and slopes are to be revegetated as soon as practicable after exposure.
9. Stormwater runoff from buildings shall be specifically designed to ensure that down-slope land instability is not

induced from its discharge to ground. Details of stormwater runoff shall be provided at the time of application for a building consent.

D748 West Taieri Rural Water Scheme Treated Water Reservoir

Designation Number	D748
Requiring Authority	Dunedin City Council
Designation Purpose	West Taieri Rural Water Scheme - Treated Water Reservoir
Location (address)	280 Munro Road Berwick
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D785 Emerson Street Cemetery

Designation Number	D785
Requiring Authority	Dunedin City Council
Designation Purpose	Emerson Street Cemetery - Cemetery
Location (address)	133 Emerson Street Concord
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D785 Conditions

1. There shall be no provision for a crematorium to be established at the site.
2. There shall be only one point of access and egress to the site, and that point shall be located on the south side of Emerson Street approximately 150 metres to the west of the Emerson Street/Blackhead Road intersection.
3. If any burial, kōiwi tangata or cultural materials are discovered during cemetery operations:
 - a. all work shall immediately cease; and
 - b. Iwi shall be contacted as soon as is reasonably practicable to allow an assessment of the "find" and to enable retrieval or re-burial action to be undertaken as appropriate.
4. That part of the site on the western corner of the intersection of Emerson Street and Blackhead Road shall be kept clear of all vegetation which might otherwise have the effect of reducing sight distances for traffic using either road.
5. Noise emissions arising from operations at the site shall comply with the following standards: 55Dt/40Nt dBA within 50 metres of a residence.
6. All works, including earthworks and drainage, shall be carried out in compliance with NZS4404: 1981 Code of Practice for Urban Land Subdivision.

7. The site shall not be developed for cemetery purposes below the development line restriction shown on Opus Drawing No.97/583/59/40704, other than for landscaping and for stormwater disposal undertaken in accordance with Condition 9.
8. All stormwater that is not collected and discharged to a roadside water table shall be collected and discharged to natural ~~water bodies-watercourses~~ **{Des 360.41}** in a controlled manner that avoids saturation of slopes below the development line restriction shown on Opus Drawing No.97/583/59/40704.
9. The maximum height of headstones shall be 1.1 metres above ground level.
10. The site shall be landscaped in general accordance with the landscape concept plans submitted by the Dunedin City Council on 20 February 1998.

(NB The provision of additional landscaping for the purpose of avoiding, remedying or mitigating potential adverse visual effects in respect of two properties located on the north side of Emerson Street (viz. Sec 128 Ocean Beach S.D. and Lot 1 DP 22576) is the subject of separate agreements between the Requiring Authority and the owners of those properties. Such agreements are necessary because it is unlawful for the Council to impose conditions on a designation in respect of properties that are not subject to that designation).

D793 Green Island Quarry

Designation Number	D793
Requiring Authority	Dunedin City Council
Designation Purpose	Green Island Quarry - Quarry
Location (address)	SEC 162 Church Hill Road, Green Island
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D793 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (*NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics*).
2. The requiring authority shall provide noise level readings, for two hours at times representative of the operation and at which maximum noise levels can be assessed, for the purpose of determining compliance with Condition (1) of these conditions. These readings shall initially be provided within 1 week of the quarry being operated following the date on which this designation becomes operative. Thereafter, readings shall be provided at the time of every subsequent operation of the site. These readings shall be provided at the requiring authority's expense.
3. No explosives shall be used during the operation of this quarry.
4. Quarrying operations are to cease within 4 years from the date of commencement of quarrying. This condition does not preclude rehabilitation and other landscaping work beyond this time.
5. Quarrying shall not take place for more than 20 days per year.
6. There shall be no crushing or screening of rock on site.
7. A programme of screen planting designed to mitigate adverse visual effects as viewed from adjacent

residential areas shall be commenced within one month of this designation becoming operative. All planting shall be in accordance with a landscape plan prepared by a qualified landscape architect and all vegetation established as part of this programme shall be maintained in a healthy state at all times.

8. An outline plan of proposed work shall be submitted to the Council for assessment prior to the commencement of quarrying or associated activities on the site. The outline plan shall describe the operations proposed for the site and the measures proposed to address the following potential effects:
 - a. noise;
 - b. vibration;
 - c. visual amenity;
 - d. public safety, in terms of securing the site against public access; and
 - e. public safety, in terms of obtaining access/egress from public roads

(NB In assessing an outline plan submitted in accordance with this condition, the Council will have particular regard to the amenity objectives for the underlying zone and/or any adjoining residential zone, and to the transportation objectives for Dunedin City, as set out in the District Plan).

D798 McLaren Gully Road Quarry Reserve

Designation Number	D798
Requiring Authority	Dunedin City Council
Designation Purpose	McLaren Gully Road Quarry Reserve - Quarry
Location (address)	SEC 35 McLaren Gully Road, Otokia
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D798 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics).
2. The requiring authority shall provide noise level readings, for two hours at times representative of the operation and at which maximum noise levels can be assessed, for the purpose of determining compliance with Condition (1) of these conditions. These readings shall initially be provided within 1 week of the quarry being operated following the date on which this designation becomes operative. Thereafter, readings shall be provided at the time of every subsequent operation of the site. These readings shall be provided at the requiring authority's expense.
3. Quarrying shall not take place for more than 20 days per year.
4. A programme of screen planting designed to mitigate adverse visual effects as viewed from adjacent residential areas shall be commenced within one month of this designation becoming operative. All planting shall be in accordance with a landscape plan prepared by a qualified landscape architect and all vegetation established as part of this programme shall be maintained in a healthy state at all times.
5. An outline plan of proposed work shall be submitted to the Council for assessment prior to the commencement of quarrying or associated activities on the site. The outline plan shall describe the operations proposed for

the site and the measures proposed to address the following potential effects:

- a. noise;
- b. vibration;
- c. visual amenity;
- d. public safety, in terms of securing the site against public access; and
- e. public safety, in terms of obtaining access/egress from public roads.

(NB In assessing an outline plan submitted in accordance with this condition, the Council will have particular regard to the amenity objectives for the underlying zone and to the transportation objectives for Dunedin City, as set out in the District Plan).

D799 Mount Stoker Quarry

Designation Number	D799
Requiring Authority	Dunedin City Council
Designation Purpose	Mount Stoker Quarry - Quarry
Location (address)	2 Bray Road Middlemarch
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D799 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics).
2. The requiring authority shall provide noise level readings, for two hours at times representative of the operation and at which maximum noise levels can be assessed, for the purpose of determining compliance with Condition (1) of these conditions. These readings shall initially be provided within 1 week of the quarry being operated following the date on which this designation becomes operative. Thereafter, readings shall be provided at the time of every subsequent operation of the site. These readings shall be provided at the requiring authority's expense.
3. A plan illustrating progressive rehabilitation works and the final landform and appearance of the site shall be prepared by the requiring authority under the direction of a suitably qualified professional and submitted to the Dunedin City Council for approval within 12 months of this designation becoming operative. The quarry shall be operated at all times in accordance with the approved plan.
4. There shall be no waste rock tipped beyond the outer edge of the quarry floor.

D800 Mount Watkins Quarry

Designation Number	D800
Requiring Authority	Dunedin City Council
Designation Purpose	Mount Watkins Quarry - Quarry

Location (address)	382 Ramrock Road Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D800 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics).
- The requiring authority shall provide noise level readings, for two hours at times representative of the operation and at which maximum noise levels can be assessed, for the purpose of determining compliance with Condition (1) of these conditions. These readings shall initially be provided within 1 week of the quarry being operated following the date on which this designation becomes operative. Thereafter, readings shall be provided at the time of every subsequent operation of the site. These readings shall be provided at the requiring authority's expense.
- A plan illustrating progressive rehabilitation works and the final landform and appearance of the site shall be prepared by the requiring authority under the direction of a suitably qualified professional and submitted to the Dunedin City Council for approval within 12 months of this designation becoming operative. The quarry shall be operated at all times in accordance with the approved plan.
- Quarrying shall take place for no more than 40 days each year.

D801 Mount Zion Quarry

Designation Number	D801
Requiring Authority	Dunedin City Council
Designation Purpose	Mount Zion Quarry - Quarry
Location (address)	205 Mount Cargill Road Waitati
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D801 Conditions

- Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics).
- The requiring authority shall provide noise level readings, for two hours at times representative of the operation and at which maximum noise levels can be assessed, for the purpose of determining compliance with Condition (1) of these conditions. These readings shall initially be provided within 1 week of the quarry being operated following the date on which this designation becomes operative. Thereafter, readings shall be provided at the time of every subsequent operation of the site. These readings shall be provided at the requiring authority's expense.

3. Quarrying shall not take place for more than 20 days per year.
4. An outline plan of proposed work shall be submitted to the Council for assessment prior to the commencement of quarrying or associated activities on the site. The outline plan shall describe the operations proposed for the site and the measures proposed to address the following potential effects:
 - a. noise;
 - b. vibration;
 - c. visual amenity;
 - d. public safety, in terms of securing the site against public access; and
 - e. public safety, in terms of obtaining access/egress from public roads.

(NB In assessing an outline plan submitted in accordance with this condition, the Council will have particular regard to the amenity objectives for the underlying zone and to the transportation objectives for Dunedin City, as set out in the District Plan).

D802 Ram Rock Quarry

Designation Number	D802
Requiring Authority	Dunedin City Council
Designation Purpose	Ram Rock Quarry - Quarry
Location (address)	2000 Ramrock Road Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D802 Conditions

1. Noise generated by any activity on the site shall comply with the following standards within 50 metres of the nearest house existing at the date on which this designation becomes operative: 55Dt/40Nt dBA (NB These levels are subject to an adjustment of minus 5dBA for noise emissions having special audible characteristics).
2. The requiring authority shall provide noise level readings, for two hours at times representative of the operation and at which maximum noise levels can be assessed, for the purpose of determining compliance with Condition (1) of these conditions. These readings shall initially be provided within 1 week of the quarry being operated following the date on which this designation becomes operative. Thereafter, readings shall be provided at the time of every subsequent operation of the site. These readings shall be provided at the requiring authority's expense.
3. A plan illustrating progressive rehabilitation works and the final landform and appearance of the site shall be prepared by the requiring authority under the direction of a suitably qualified professional and submitted to the Dunedin City Council for approval within 12 months of this designation becoming operative. The quarry shall be operated at all times in accordance with the approved plan.
4. A valid copy of the written agreement between the landowner and the Council in relation to access arrangements shall be held with the Dunedin City Council records at all times.
5. Quarrying shall take place for no more than 40 days each year.

D825 Dukes Road Widening

Designation Number	D825
Requiring Authority	Dunedin City Council
Designation Purpose	Dukes Road Widening - Road Widening
Location (address)	22 Dukes Road Nth North Taieri
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D843 Hagart Alexander Drive Road Extension and Widening

Designation Number	D843
Requiring Authority	Dunedin City Council
Designation Purpose	Hagart Alexander Drive - Road Extension and Widening for Proposed Local Arterial Road
Location (address)	
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D843 Conditions

1. An outline plan of proposed work which details the following information shall be submitted to the Council for consideration prior to any construction commencing:
 - a. the shape and dimensions of the proposed work;
 - b. detailed landscaping plan(s) proposed; and
 - c. the measures proposed for the mitigation of noise.

(NB The Council will assess the outline plan in terms of the potential adverse effects on visual amenity and noise amenity, and will have particular regard to the measures identified in Section 3 of this Decision with respect to the avoidance, remedy or mitigation of such effects.)

D844 Andersons Bay Road/Strathallan Street Intersection

Designation Number	D844
Requiring Authority	Dunedin City Council
Designation Purpose	Andersons Bay Road/Strathallan Street Intersection – Intersection Widening
Location (address)	250 Andersons Bay Road Dunedin
Conditions	Yes

Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D844 Conditions

1. That the designation only be given effect to in conjunction with the additional works shown on MWH plans entitled "Strathallan St Left Turn Lane 6 Lane Option - Car Yard" Sheets No. C616 Rev. A and C613 Rev.C, dated 29/01/08. This work includes the following:
 - a. the creation of new vehicle drop crossings on both the Andersons Bay Road and the Strathallan Street frontage;
 - b. the creation of "no parking" zones on Strathallan Street;
 - c. the creation of a new parking bay on Andersons Bay Road; and
 - d. the incorporation of the red hatched area shown on the plans (shown as "Road to be Stopped") into the car yard.
2. That prior to commencement of any work on the site, a construction management plan shall be prepared for approval by Council's Planning Policy Manager. That plan shall include, as a minimum, the following:
 - a. mitigation measures to reduce adverse effects on traffic flow at the intersection;
 - b. mitigation measures to reduce adverse effects on the operation of the car yard, including access, dust, noise and safety of people visiting the car yard; and
 - c. outline the process to occur should condition (3) below be invoked.
3. If kōiwi tākata (human skeletal remains), taonga or archaeological artefacts are discovered during site construction, the consent holder shall, without delay:
 - a. Cease all work within a 50m radius of the discovery and secure the area;
 - b. Notify their nominated archaeologist, the consent authority, Kai Kāi Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tākata (skeletal remains), the New Zealand Police;
 - c. Enable a site inspection by Heritage New Zealand and the appropriate rūnaka, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an Archaeological Authority is required under the Heritage New Zealand Pouhere Taonga Act 2014;
 - d. Any kōiwi takata or taoka shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation;
 - e. Ensure that the further action identified in accordance in part (c.) of this condition is undertaken; and
 - f. Upon completion of tasks (a.) to (e.) above, and provided all statutory permissions have been obtained, the consent holder may recommence site construction following consultation with the consent authority, Kai Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tākata (skeletal remains), the New Zealand Police.

D845 Harbourside Arterial Link

Designation Number	D845
Requiring Authority	Dunedin City Council
Designation Purpose	Harbourside Arterial Link - Construction and Operation of Arterial Road Corridor
Location (address)	80 Anzac Avenue Dunedin

Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D845 Conditions

1. That Dunedin City Council as Requiring Authority shall apply for an archaeological authority from Heritage New Zealand, under the Heritage New Zealand Pouhere Taonga Act 2014, prior to commencing work, and that the Council shall comply with the conditions of that authority.
2. That prior to the commencement of any work on the site, a construction management plan shall be submitted to Dunedin City Council. That plan shall include, as a minimum, the following:
 - a. Mitigation measures to reduce adverse effects on traffic management in relation to any nearby intersections or arterial roads;
 - b. Mitigation measures to reduce adverse effects on adjoining properties, including, dust, noise and the safety of people visiting the sites; and
 - c. Outline the process to occur should condition (3) below be invoked.
3. That if kōiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during site construction, the Requiring Authority shall, without delay:
 - a. Cease all work within a 50m radius of the discovery and secure the area;
 - b. Notify their nominated archaeologist, the consent authority, Kai Kāi Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tangata (human skeletal remains), the New Zealand Police;
 - c. Enable a site inspection by Heritage New Zealand and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an Archaeological Authority is required under the Heritage New Zealand Pouhere Taonga Act 2014;
 - d. Any kōiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation;
 - e. Ensure that the further action identified in accordance in part (c) of this condition is undertaken; and
 - f. Upon completions of tasks (a) to (e) above, and provided all statutory permissions have been obtained, the Requiring Authority may recommence site construction following consultation with the consent authority, Kai Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tangata (human skeletal remains), the New Zealand Police.
4. That the final design option for the Harbourside Arterial Link shall be chosen following consultation with affected land owners and occupiers.
5. That the final design option chosen for the Harbourside Arterial Link shall not prevent access to 170 Frederick Street, Dunedin, being that land legally described as Lot 2 DP 17329.
6. That the final design option chosen for the Harbourside Arterial Link shall ensure safe egress and ingress to 3 Wickliffe Street, Dunedin, being that land legally described as Sec 7 DP 3552.
7. That, prior to the commencement of any work on the site, a heritage assessment of buildings on Parry Street that are affected by the Harbourside Arterial Link shall be undertaken. If any buildings to be demolished to make way for the Arterial are found to be of heritage value, a full documentary photographic record of affected properties shall be compiled and provided to Heritage New Zealand and the University of Otago Library Hocken Collections.
8. That the Outline Plan to be submitted in accordance with Section 176A of the Act shall address, but not be

limited to, the following matters:

- a. Areas within the designation that is not required for the roadway, footpaths or cycleways shall be landscaped;
- b. Footpaths and cycleways shall be identified that will allow for access for pedestrians and cyclists along Anzac Avenue and between the city centre and Harbourside;
- c. Footpaths and cycleways shall be designed in accordance with the principles of Crime Prevention through Environmental Design (CPTED);
- d. Landscaping shall be used to minimise the visual intrusion of road structures;
- e. The Outline Plan shall contain a detailed design of the bridge across the Owheo/Water of Leith (aesthetic as well as functional matters will be considered by the Territorial Authority when assessing this design);
- f. The Outline Plan shall be prepared in consultation with the New Zealand Transport Agency;
- g. The design of the Arterial shall meet the specifications set out in the New Zealand Heavy Haulage Association document Road Design Specifications for Overdimension Loads (Revision 3, August 2006);
- h. The Arterial shall be designed and constructed to the Territorial Authority's satisfaction to ensure the continued safe operation of the Liquigas facility at 254 Fryatt Street, being that land legally described as Lot 3 DP 17945;
- i. Consideration shall be given to whether it is necessary or desirable to provide for a one way street connecting Frederick Street with the northern section of Anzac Avenue; and
- j. Consideration shall be given to whether or not mitigation measures should be provided to address any adverse economic impacts on Anzac Avenue businesses due to a decline in trade from passing traffic, in the event that such impacts are caused by the construction of the Harbourside Arterial Link.

D846 Dunedin Harbourside Arterial Link

Designation Number	D846
Requiring Authority	Dunedin City Council
Designation Purpose	Dunedin Harbourside Arterial Link - Arterial Road and Stormwater Infrastructure
Location (address)	R Ravensbourne Road Ravensbourne
Conditions	No
Legacy	Created by NoR DIS-2013-1 on 12 November 2014
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

A1.4.6 Dunedin International Airport Limited

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D273 Dunedin Airport

Designation Number	D273
Requiring Authority	Dunedin International Airport Limited
Designation Purpose	Dunedin Airport - airport activities, operation and runway extension
Location (address)	25 Miller Road Momona
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D273 Conditions

1. Permitted Activities:
 - a. 'Airport' activities which include the use of land and buildings for:
 - i. aircraft operations, aircraft servicing and fuel storage;
 - ii. ~~ancillary~~ ancillary **{PO cl.16}** activities necessary for the functioning of an aerodrome includes the construction and use of roads, runways, taxiways and aprons, building and infrastructure, navigational aids and lighting, car parking, offices and signage;
 - iii. accessory activities such as retailing, cafeteria, rental car businesses, freight forwarding and public passenger facilities;
 - iv. customs and quarantine facilities;
 - v. training activities and facilities associated with the aeronautical industry; and
 - vi. temporary accommodation for air crews, training and airport related personal.
 - b. The establishment, operation and control of barrier arms for the purpose of stopping traffic movement on the portion of Centre Road that runs ~~though~~ through **{PO cl.16}** Designation 273 or on any section of road where traffic within that road causes a breach of any obstacle limitation surface described in Designation 274.
2. New Buildings and Extensions - Pursuant to section 176A(3) of the RMA an outline plan of works shall be submitted to the Council in respect of any new works intended to be undertaken as part of the designation.
3. Landscaping - In respect of any new or revised site layout (vehicle manoeuvring and parking areas) Dunedin Airport Limited shall submit a landscape plan to the Council not less than 14 days prior to construction commencing. The landscaping shall be implemented not later than the planting season following commissioning of the new or revised site layout.
4. Lighting - All on-site lighting (other than runway, navigational and other operational lighting) shall be positioned, directed and maintained so that light spill outside the designation boundary shall not exceed 16 lux measured 10 metres outside the designation boundary and measured in both the horizontal and vertical planes. All monitoring of this condition shall be undertaken with the runway, navigation and associated operational lighting turned off.
5. Noise Control - The Dunedin Airport is to be operated so that the noise from aircraft operation shall not

exceed a Day/Night sound level (L_{dn}) of:

- a. 65dBA at any position outside the 65 L_{dn} contour as shown on the attached plan entitled "Airport Designation D273 – Noise Contours". For the purpose of this control aircraft noise will be measured in accordance with NZS 6805:1992 and calculated as a 90 day rolling logarithmic average.
- b. 55dBA at any position outside the 55 L_{dn} contour as shown on the attached plan entitled "Airport Designation D273 – Noise Contours". For the purpose of this control, aircraft noise shall be predicted as stated in NZS 6805:1992, (s.1.4.2.2) using the F.A.A Integrated Noise Model (INM) and records of actual aircraft operations, and calculated as a 90 day logarithmic average.

Note: For the purpose of this condition, aircraft operation includes aircraft taking-off and landing, but does not include airport ground based activities. Military aircraft movements are also not included in the condition.

6. Before undertaking the proposed runway extension Dunedin Airport Limited shall offer to acoustically treat any existing dwelling situated on Lot 2 DP 2592 within the Airport Noise Boundary, shown on the attached plan entitled "Airport Designation D273 – Noise Contours" immediately to the south west of the runway extension. If this offer is accepted by the registered owner at that time then any acoustic treatment of the dwelling shall be performed at the cost of Dunedin Airport Limited and shall be of a standard which will achieve an indoor design level of 40 dBA L_{dn} within any kitchen, dining area, living room, study or bedroom.

D274 Take-off and Approach Fan, Transitional (side) Surface, Horizontal and Conical Surfaces

Designation Number	D274
Requiring Authority	Dunedin International Airport Limited
Designation Purpose	Take-off and Approach Fan, Transitional (side) Surface, Horizontal and Conical Surfaces - Airport Approach and Land Use Controls
Location (address)	
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D274 Conditions

1. Background and Requirement:
 - a. Airspace around airports is required to be protected under the Civil Aviation Act 1990. The Civil Aviation Authority promotes New Zealand Aerodrome Design Rules and Standards to prevent the encroachment of obstructions into airspace that may affect aircraft operations.
 - b. Protection is provided by way of Obstacle Limitation Surfaces (OLS) that are described in this designation. These surfaces are illustrated in the Dunedin Airport and Land Use Controls Map attached as **Appendix A** below. The OLS depicted on the Map in **Appendix A** are indicative only, the precise positioning of these surfaces is set out in the text of this designation.
2. Survey co-ordinate and elevation datum - All survey co-ordinates in this designation are Geodetic Datum 2000 – North Taieri Circuit, and elevations are in terms of Dunedin Vertical Datum 1958 (Local Mean Sea Level). The aerodrome reference height is 1.22m.
3. Main Runway - The main runway once extended will be 2,400m long by 45m wide. Provision is included for 170m long starter extensions at each end contained within the runway strip and runway end safety area.
4. Runway Strip:



- a. The extended main runway is contained within the runway strip. The runway strip is 2,520m long by 300m wide. The edges are parallel to and 150m either side of the runway centreline and the ends extend 60m beyond each threshold and are perpendicular to the runway extended centreline.
- b. The coordinates and elevations of the ends of the runway strip on the extended runway centreline, which are also the take off and approach OLS origin points, are listed in Table 1 below:

c.

Table 1: Runway strip end and takeoff and approach OLS origin points

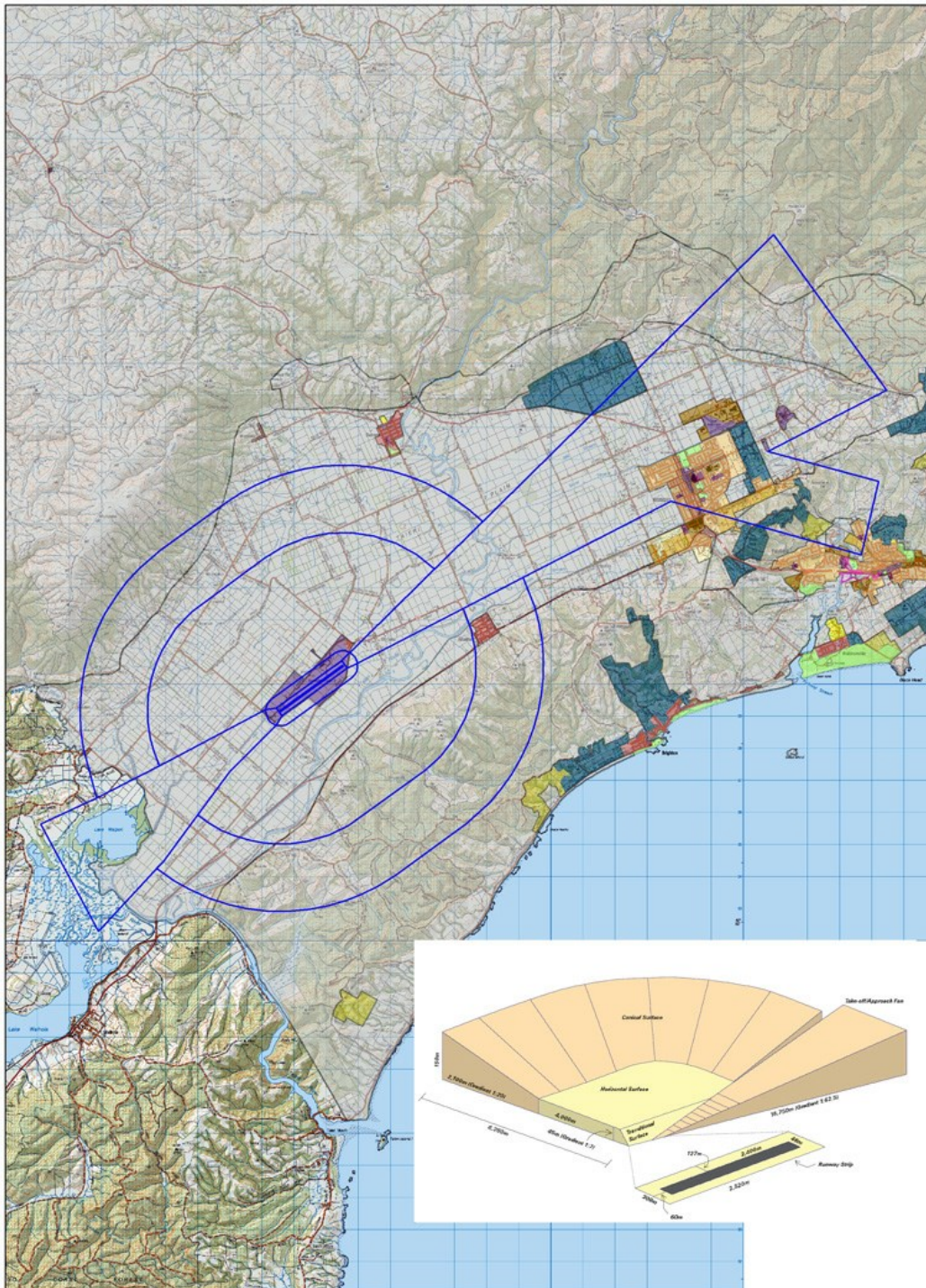
	mN	mE	Elevation
North End	793035.15	394254.88	2.20m
South End	791625.00	392166.43	2.00m

5. Horizontal Surface - The horizontal surface is a horizontal plane above the runway with an elevation of 45m having its out limit at a locus of 4000m measured from the periphery of the 300m wide runway strip.
6. Conical Surface - The conical surface slopes upwards and outwards from the periphery of the horizontal surface at a gradient of 1 vertical to 20 horizontal (1:20) to an elevation of 150m above aerodrome datum.
7. Takeoff Surface - The takeoff surface extends outwards and upwards from each end of the runway strips as described below:
 - a. North takeoff surface:
 - i. The north takeoff surface centreline commences at the north end origin point in Table 1. It climbs at a gradient of 1 in 62.5 on a bearing of 56.07° grid for a distance of 10642m at which point the surface turns east at radius 2450m onto bearing 108° grid. The surface continues for a total distance of 18750m.
 - ii. The edges of the surface commence 90m either side of the origin point and expand at 12.5% of the centreline distance to a maximum width of 900m either side of centreline at 6480m from the origin. From this point until the end of the surface at 18750m from the origin the edges of the surface remain parallel 900m either side of its centerline.
 - b. South takeoff surface:
 - i. The south takeoff surface centreline commences at the south end origin point in Table 1 climbs at a gradient of 1 in 62.5 on a bearing of 236.07° grid for a distance of 2324m at which point the surface turns abruptly east onto bearing 226° grid. The surface continues for a total distance of 18750m.
 - ii. The edges of the surface commence 90m either side of the origin point and expand at 12.5% of the centreline distance to a maximum width of 900m either side of centreline at 6480m from the origin. From this point until the end of the surface at 18750m from the origin the edges of the surface remain parallel 900m either side of its centerline.
8. Approach Surface - The approach surface extends outwards and upwards from each end of the runway strip as described below:
 - a. North approach surface:
 - i. The north approach surface centreline commences at the north end origin point in Table 1 climbs at a gradient of 1 in 50 on a bearing of 56.07° grid for a distance of 15000m at which point the surface ends.
 - ii. The edges of the surface commence 150m either side of the origin point and expand at 15.0% of the centreline distance to a width of 2400m either side of centreline at the end of the surface.
 - b. South approach surface:
 - i. The south approach surface centreline commences at the south end origin point in Table 1

climbs at a gradient of 1 in 50 on a bearing of 236.07° grid for a distance of 15000m at which point the surface ends.

- ii. The edges of the surface commence 150m either side of the origin point and expand at 15.0% of the centreline distance to a width of 2400m either side of centreline at the end of the surface.
-
9. Transitional Surfaces - The transitional surfaces arise upwards and outwards from the sides of runway strip at a gradient of 1 in 7 to intercept the approach surfaces at each runway end and the horizontal surface.
 10. Controlling Surface - At any point where any two surfaces overlap and are at differing elevations, the lower of the two surfaces shall apply for the purposes of the height controls specified at 11. below.
 11. Height Controls - Prior to any resource consent application, building consent application, carrying out works involving the establishment of forestry, constructing any structure which includes any building, aerial, antennae or other object, on land that is covered by any of the surfaces specified in this designation, the person(s) wishing to obtain consent or carry out the work must:
 - a. Provide written notice to the Dunedin International Airport Limited of the work they wish to carry out; and
 - b. Demonstrate to Dunedin International Airport Limited that the work will not penetrate in any way any of the surfaces specified in this designation; or
 - c. Obtain the written approval of the Dunedin International Airport Limited if the surfaces specified in this designation will be penetrated in any way. Where the written approval of the Dunedin International Airport Limited is required, then that approval may be given subject to the payment of the reasonable costs incurred by Dunedin International Airport Limited in assessing any application for approval.

Appendix A: Dunedin Airport Approach and Land Use Controls Map (including OLS)



A1.4.7 Kiwirail Holding Limited

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D419 Main South Railway

Designation Number	D419
Requiring Authority	Kiwirail Holdings Limited
Designation Purpose	Main South Railway - Railway Purposes
Location (address)	
Conditions	Yes
Legacy	2GP Review 2015 - increase extent to incorporate tunnels from previous designations D424, D426, D427, D428
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D419 Conditions

1. Activities undertaken within tunnels shall specifically include, but not be limited to:
 - a. the operation of the railway system throughout the tunnel;
 - b. activities which have the effect of maintaining, improving and upgrading the railway system throughout the tunnel, such as
 - i. re-sleepering;
 - ii. re-railing;
 - iii. re-ballasting;
 - iv. grouting or repairs to the tunnel linings or rock faces, descaling the rock face, the placement of rock anchors or additional minor support structures;
 - v. the laying of new communication cables, power cables, work on OHL systems, installing signalling equipment, upgrading or changing it; and
 - vi. drainage repairs, renewals or cleaning.
 - c. activities which have the effect of lowering the tunnel floor, other than by re-ballasting;
 - d. activities associated with routine maintenance of the track and rail structure such as rail grinding, tamping, aligning the track, and ballast cleaning; and
 - e. activities associated the effect of maintaining or providing for the safety of trains, crews and passengers in tunnels.
2. In respect of activities in tunnels relating to the designated rail purpose an outline plan shall not be required for those activities specified.

D420 Taieri Branch Railway

Designation Number	D420
Requiring Authority	Kiwirail Holdings Limited
Designation Purpose	Taieri Branch Railway - railway purposes

Location (address)	256 Gladstone Road Nth Mosgiel
Conditions	No
Legacy	2GP Review 2015 - change name from Otago Central Branch Railway and add in rail corridor land
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D422 Port Chalmers Branch Railway

Designation Number	D422
Requiring Authority	Kiwirail Holdings Limited
Designation Purpose	Port Chalmers Branch Railway - Railway Purposes
Location (address)	
Conditions	No
Legacy	2GP Review 2015 - incorporate tunnel designation D425
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D423 Hillside Depot

Designation Number	D423
Requiring Authority	Kiwirail Holdings Limited
Designation Purpose	Hillside Depot - railway purposes
Location (address)	
Conditions	Yes
Legacy	2GP Review 2015 - change name from Transtec Engineering Hillside
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D423 Conditions

1. An outline plan of proposed works is to be submitted to the Council for assessment prior to modification (including demolition) of existing buildings or structures; or prior to construction of new buildings or structures. Consideration will also be given in the outline plan to providing separate entry and exit points (or two-way access) between the loading area on the site and Hillside Road.
2. All materials which are stored outside buildings on the site for any purpose other than display or sale shall be screened from view from adjoining properties and from any road adjoining the site. For the sake of clarity this does not apply to storage areas which are currently visible from adjoining properties or from any road adjoining the site.
3. In respect of new signs relating to the purpose of the designation, an outline plan will not be required where the sign meets Rules 19.5.7 (i) to (v) "Signs permitted in the Industry, Port 1 and Port 2 Zones" and Rule

19.5.8 "Conditions on all Permitted Signs" of the Dunedin City District Plan. Note that the designation only provides for signs that relate to the purpose of the designation, any other sign would require a resource consent.

4. The requiring authority shall adopt the best practical option to ensure that the emission of noise from the site at the boundaries of residential properties in the area does not exceed a reasonable level.

A1.4.8 Kordia Limited

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D297 Anzac Avenue Site

Designation Number	D297
Requiring Authority	Kordia Limited
Designation Purpose	Anzac Avenue Site - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	182 Albany Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D297 Conditions

Note: *In all conditions below reference to "AS/NZS2772.1 (Interim):1998". shall be read as to include "AS/NZS2772.1 (Interim): 1998 (or any subsequent amendment thereof or substitute for)".*

- The facility shall at all times be operated in accordance with AS/NZS 2772.1 ((Interim) 1998 in places beyond the designation boundary, and unnecessary exposure shall be avoided, consistent with achievement of the service objective.

D310 Cowan Road Transmitter Site

Designation Number	D310
Requiring Authority	Kordia Limited
Designation Purpose	Cowan Road Transmitter Site - Broadcasting and telecommunications being the reception and transmission of radio (wireless) signals (which includes television signals) and also signals received for onward transmission by cable
Location (address)	280 Cowan Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D310 Conditions

- The erection of all new ancillary structures and equipment, including antennae, shall be confined to the modified areas of the site, and where possible structures are to be co-sited on to existing structures.

2. Should any areas be disturbed as the result of future work, these areas shall be revegetated and reinstated to their original condition.
3. The Requiring Authority shall control all weeds and wilding pines on the site.
4. There shall be only one permanent tower on the site, with a maximum height of 130 metres, unless a temporary tower is required while remedial work is undertaken on the existing tower or while a new, permanent, tower is under construction.
5. The following equipment shall be permitted to be attached to or erected on the existing tower and building or at the site on a permanent basis:
 - a. One dish antenna with a diameter of greater than 5.0m but less than 10.0m (erected at ground level).
 - b. Up to six dish antennae with a maximum diameter greater than 2.5m but less than 4.0m.
 - c. Broadcasting, telecommunication or radiocommunication antennae including whip, grid, yagi, dipoles and panels or similar and ancillary equipment, but no single dish or panel antenna shall have a solid frontal surface area of greater than 7.0m² of 2.5m diameter in the case of dish antennae, unless otherwise specified in 5(a) and (b) above.
6. Where practicable, all new structures and equipment erected on this site are to be finished in colours that do not reflect light.
7. In those areas accessible to the public, the levels of electro-magnetic radiation emissions from the facilities on the site are to meet the New Zealand Standard NZS6609.1.

A1.4.9 Meteorological Service of New Zealand Limited

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D488 Dunedin Airport (Meteorological Site)

Designation Number	D488
Requiring Authority	Meteorological Service of New Zealand Limited
Designation Purpose	Dunedin Airport - Meteorological Purposes
Location (address)	25 Miller Road Momona
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D488 Conditions

1. The maximum height of all new structures shall be either the height of the tallest structure present on the site at 20 November 1996 or 10 metres, whichever is greater.

A1.4.10 Minister for Courts

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D001 Dunedin Court House

Designation Number	D001
Requiring Authority	Minister For Courts
Designation Purpose	Dunedin Court House - Court House
Location (address)	1 Stuart Street Dunedin
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

A1.4.11 Minister for Social Development

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D137 Puketai Residential Centre

Designation Number	D137
Requiring Authority	Minister For Social Development
Designation Purpose	Puketai Residential Centre for children and young persons up to the age of seventeen years - Social Welfare and Education Purposes: (i) a residential facility for the care, education, control, secure care and custodial detention for remand, of children and young people; and (ii) related Puketai Residential Centre administration facilities.
Location (address)	40 Elliot Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D137 Conditions

1. That the Centre shall operate at all times in accordance with the protocol established between the Director-General of Social Welfare and the Andersons Bay residents dated 25 October 1997.
2. That the Children, Young Persons and Their Families Service shall supply to the Dunedin City Council, St Brigid's School, Andersons Bay Kindergarten, Bayfield Kindergarten and Andersons Bay School a monitoring report within 12 months of the protocol being given effect to and on every subsequent anniversary.
3. Existing landscaping and plantings within the bounds of the designation is to be maintained at all times.
4. At no time shall programmes specifically designed to provide therapy or treatment in relation to juvenile sexual abusers occur on the site.
5. The number of beds provided as part of the residential facility shall not exceed eleven (11) being eight (8) residential care and three (3) secure care.

D138 Middleton Road Family Home

Designation Number	D138
Requiring Authority	Minister For Social Development
Designation Purpose	Middleton Road Family Home - Social Welfare Purposes: Residence for the care and control of children and young persons.
Location (address)	259 Middleton Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D138 Conditions

1. The following bulk and location performance standards shall apply in respect of the site:
 - a. front yard - 4.5 metres;
 - b. side and rear yards - 2.0 metres;
 - c. maximum height - 9 metres;
 - d. height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63° into the site; and
 - e. site coverage - 40%

A1.4.12 Minister of Defence

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D158 Waitati Rifle Range

Designation Number	D158
Requiring Authority	Minister of Defence
Designation Purpose	Waitati Rifle Range - defence purposes (as described in s5 of the Defence Act 1990)
Location (address)	108 Miller Road Waitati
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D158 Conditions

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. Signs which advise that public access is prohibited and which warn of the dangers associated with trespass shall be erected adjacent to all public access points.
3. Works and projects that comply with the permitted activity rules of the underlying zoning are incorporated into this designation and, in accordance with s176A(2)(b) RMA, no outline plan is required for those activities.
4. For the avoidance of doubt, maintenance activities do not require an outline plan.

D159 Kensington Army Hall

Designation Number	D159
Requiring Authority	Minister of Defence
Designation Purpose	Kensington Army Hall - defence purposes (as described in s5 of the Defence Act 1990)
Location (address)	24 Bridgman Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D159 Conditions

1. Works and projects that comply with the permitted activity rules of the underlying zoning are incorporated into this designation and, in accordance with s176A(2)(b) RMA, no outline plan is required for those activities.
2. For the avoidance of doubt, maintenance activities do not require an outline plan.

D161 Royal New Zealand Navy Volunteer Reserve Centre

Designation Number	D161
Requiring Authority	Minister of Defence
Designation Purpose	Royal New Zealand Navy Volunteer Reserve Centre - defence purposes (as described in s5 of the Defence Act 1990)
Location (address)	211 St Andrew Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D161 Conditions

1. Works and projects that comply with the permitted activity rules of the underlying zoning are incorporated into this designation and, in accordance with s176A(2)(b) RMA, no outline plan is required for those activities.
2. For the avoidance of doubt, maintenance activities do not require an outline plan.

A1.4.13 Minister of Education

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D022 Pine Hill Primary School

Designation Number	D022
Requiring Authority	Minister of Education
Designation Purpose	Pine Hill Primary School - Primary School
Location (address)	2 Wilkinson Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D022 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D023 Balmacewen Intermediate School

Designation Number	D023
Requiring Authority	Minister of Education
Designation Purpose	Balmacewen Intermediate School - Intermediate School
Location (address)	44 Chapman Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D023 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D024 Otago Boys High Hostel

Designation Number	D024
Requiring Authority	Minister of Education
Designation Purpose	Otago Boys High Hostel - Secondary School Hostel
Location (address)	25 Melrose Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D024 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D026 Kaikorai Primary School

Designation Number	D026
Requiring Authority	Minister of Education
Designation Purpose	Kaikorai Primary School - Primary School
Location (address)	22 Tyne Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D026 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D027 Otago Boys High School Tennis Courts and School Hostel

Designation Number	D027
Requiring Authority	Minister of Education
Designation Purpose	Otago Boys High School Tennis Courts Secondary School
Location (address)	355 Stuart Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D027 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D028 Mornington Primary School

Designation Number	D028
Requiring Authority	Minister of Education
Designation Purpose	Mornington Primary School - Primary School and Early Childhood Education Centre
Location (address)	34 Elgin Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D028 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D029 George Street Normal Primary School

Designation Number	D029
Requiring Authority	Minister of Education
Designation Purpose	George Street Normal Primary School - Primary School
Location (address)	989 George Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D029 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D030 Wakari Primary School

Designation Number	D030
Requiring Authority	Minister of Education
Designation Purpose	Wakari Primary School - Primary School
Location (address)	150 Helensburgh Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D030 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D031 St Leonards Primary School

Designation Number	D031
Requiring Authority	Minister of Education
Designation Purpose	St Leonards Primary School - Primary School and Early Childhood Education Centre
Location (address)	29 St Leonards Drive St Leonards
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D031 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D033 Ravensbourne Primary School

Designation Number	D033
Requiring Authority	Minister of Education
Designation Purpose	Ravensbourne Primary School - Primary School and Early Childhood Education Centre
Location (address)	8 Wanaka Street Ravensbourne
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D033 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D034 Logan Park High School

Designation Number	D034
Requiring Authority	Minister of Education
Designation Purpose	Logan Park High School - Secondary School
Location (address)	74 Butts Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D034 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D035 Dunedin North Intermediate School

Designation Number	D035
Requiring Authority	Minister of Education
Designation Purpose	Dunedin North Intermediate School - Intermediate School
Location (address)	34 North Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D035 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D036 North East Valley Normal Primary School

Designation Number	D036
Requiring Authority	Minister of Education
Designation Purpose	North East Valley Normal Primary School - Primary School
Location (address)	248 North Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D036 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D037 Opoho Primary School

Designation Number	D037
Requiring Authority	Minister of Education
Designation Purpose	Opoho Primary School - Primary School
Location (address)	96 Signal Hill Road Dunedin
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D038 Halfway Bush Primary School

Designation Number	D038
Requiring Authority	Minister of Education
Designation Purpose	Halfway Bush Primary School - Primary School
Location (address)	54 Ashmore Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes

Lapse Date	Given effect to – no lapse date

D038 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D039 Brockville Primary School

Designation Number	D039
Requiring Authority	Minister of Education
Designation Purpose	Brockville Primary School - Primary School
Location (address)	263 Brockville Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D039 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

Do40 Bradford Primary School

Designation Number	D040
Requiring Authority	Minister of Education
Designation Purpose	Bradford Primary School - Primary School
Location (address)	42A Bradford Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do40 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

Do41 Kaikorai Valley High School

Designation Number	D041
Requiring Authority	Minister of Education
Designation Purpose	Kaikorai Valley High School - Secondary School
Location (address)	RV Kaikorai Valley Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do41 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63° into the site.

Do42 Balaclava Primary School

Designation Number	D042
Requiring Authority	Minister of Education
Designation Purpose	Balaclava Primary School - Primary School
Location (address)	2 Mercer Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do42 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

Do44 Maori Hill Primary School

Designation Number	D044
Requiring Authority	Minister of Education
Designation Purpose	Maori Hill Primary School - Primary School
Location (address)	9 Passmore Crescent Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do44 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

Do47 Arthur Street Primary School

Designation Number	D047
Requiring Authority	Minister of Education
Designation Purpose	Arthur Street Primary School - Primary School
Location (address)	26 Arthur Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	

Do47 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

Do48 Otago Boys High School

Designation Number	D048
Requiring Authority	Minister of Education
Designation Purpose	Otago Boys High School - Secondary School
Location (address)	2 Arthur Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do48 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D049 Otago Girls High School

Designation Number	D049
Requiring Authority	Minister of Education
Designation Purpose	Otago Girls High School - Secondary School
Location (address)	41 Tennyson Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D049 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 1 metre;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 72 degrees into the site.

D052 Kings High School

Designation Number	D052
Requiring Authority	Minister of Education
Designation Purpose	Kings High School - Secondary School
Location (address)	270 Bay View Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D052 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 1 metre;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D053 Bathgate Park School - Year 1-8 Full Primary School {Des 947.56}

Designation Number	D053
Requiring Authority	Minister of Education
Designation Purpose	Bathgate Park School – Year 1-8 Full Primary School
Location (address)	213 Macandrew Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D053 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 1 metre;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D054 Sarah Cohen IHC

Designation Number	D054
Requiring Authority	Minister of Education
Designation Purpose	Sarah Cohen IHC - School
Location (address)	44 Rutherford Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D054 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 1 metre;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

Do56 Carisbrook School

Designation Number	D056
Requiring Authority	Minister of Education
Designation Purpose	Carisbrook School - Primary School
Location (address)	217 South Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do56 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 1 metre;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

Do57 Carisbrook School (Calton Hill Site)

Designation Number	D057
Requiring Authority	Minister of Education
Designation Purpose	Carisbrook School (Calton Hill Site) - Primary School and Early Childhood Education Centre
Location (address)	38 Riselaw Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do57 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63° into the site.

D059 Bayfield High School

Designation Number	D059
Requiring Authority	Minister of Education
Designation Purpose	Bayfield High School - Secondary School
Location (address)	2 Shore Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D059 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D060 Andersons Bay Primary School

Designation Number	D060
Requiring Authority	Minister of Education
Designation Purpose	Andersons Bay Primary School - Primary School and Early Childhood Education Centre
Location (address)	92 Jeffery Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D060 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

Do61 Tainui Primary School

Designation Number	D061
Requiring Authority	Minister of Education
Designation Purpose	Tainui Primary School - Primary School
Location (address)	41 Tahuna Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do61 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

Do63 Grants Braes Primary School

Designation Number	D063
Requiring Authority	Minister of Education
Designation Purpose	Grants Braes Primary School - Primary School
Location (address)	137 Belford Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do63 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

Do64 Open space part of Grants Braes Primary School

Designation Number	D064

Requiring Authority	Minister of Education
Designation Purpose	Open Space part of Grants Braes Primary School - Primary School
Location (address)	136 Belford Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do64 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

Do66 Macandrew Bay Primary School

Designation Number	D066
Requiring Authority	Minister of Education
Designation Purpose	Macandrew Bay Primary School - Primary School and Early Childhood Education Centre
Location (address)	488 Portobello Road Macandrew Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do66 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63° into the site.

Do67 Broad Bay Primary School

Designation Number	D067
Requiring Authority	Minister of Education
Designation Purpose	Broad Bay Primary School - Primary School

Location (address)	4 Roebuck Rise Broad Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do67 Conditions

1. The following performance standards apply only to the western boundary of the site which lies adjacent to land with a residential zoning:
 - a. Yard requirement - 2 metres;
 - b. Height plane envelope - any buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

Do68 Portobello Primary School

Designation Number	D068
Requiring Authority	Minister of Education
Designation Purpose	Portobello Primary School - Primary School and Early Childhood Education Centre
Location (address)	30 Harington Point Road Portobello
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do68 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

Do69 Musselburgh Primary School

Designation Number	D069
Requiring Authority	Minister of Education
Designation Purpose	Musselburgh Primary School - Primary School
Location (address)	34 Marlow Street Dunedin
Conditions	Yes

Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do69 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 1 metre;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63° into the site.

Do70 Tahuna Normal Intermediate School

Designation Number	D070
Requiring Authority	Minister of Education
Designation Purpose	Tahuna Normal Intermediate School - Intermediate School
Location (address)	31 Auld Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do70 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 1 metre;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63° into the site.

Do71 Abbotsford Primary School

Designation Number	D071
Requiring Authority	Minister of Education
Designation Purpose	Abbotsford Primary School, Primary School
Location (address)	72 North Taieri Road Abbotsford
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do71 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

Do72 Green Island Primary School

Designation Number	D072
Requiring Authority	Minister of Education
Designation Purpose	Green Island Primary School - Primary School
Location (address)	3 Howden Street Green Island
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do73 Concord Primary School

Designation Number	D073
Requiring Authority	Minister of Education
Designation Purpose	Concord Primary School - Primary School
Location (address)	5 Thoreau Street Concord
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do73 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63° into the site.

Do74 Concord Kindergarten

Designation Number	D074
Requiring Authority	Minister of Education
Designation Purpose	Concord Kindergarten - Early Childhood Education Facility
Location (address)	93 Mulford Street Concord
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do74 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63° into the site.

Do77 Silverstream School

Designation Number	D077
Requiring Authority	Minister of Education
Designation Purpose	Silverstream School - Primary School and Early Childhood Education Centre
Location (address)	52 Green Street Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do77 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.
2. That gates are installed at the entrance to the ABELC and locked outside normal operating hours and all weekend. A separate gate for pedestrian access (which inhibits access for motorbikes) is installed adjacent to the main gates and is open at all times for pedestrians.
3. A sign be erected beside the gates at the entrance to the ABELC stating "Parents/caregivers: No stopping in

the turning circle."

4. The staff at the ABELC educate and encourage the parents to drive up the driveway and park in the spaces provided to drop their children off.

Do78 Arthur Burns Primary School

Designation Number	D078
Requiring Authority	Minister of Education
Designation Purpose	Arthur Burns Primary School - Primary School
Location (address)	52 Green Street Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do78 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

Do79 East Taieri Primary School

Designation Number	D079
Requiring Authority	Minister of Education
Designation Purpose	East Taieri Primary School - Primary School and Early Childhood Education Centre
Location (address)	11 Cemetery Road East Taieri
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do80 Elmgrove Primary School and Early Childhood Education Facility {Des 947.27}

Designation Number	D080
Requiring Authority	Minister of Education
Designation Purpose	Elmgrove Primary School and Early Childhood Education Facility
Location (address)	74 Argyle Street Mosgiel

Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do80 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

Do81 Sawyers Bay Primary School

Designation Number	D081
Requiring Authority	Minister of Education
Designation Purpose	Sawyers Bay Primary School - Primary School and Early Childhood Education Centre
Location (address)	4 Station Road Sawyers Bay
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do81 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63° into the site.

Do82 Port Chalmers Primary School

Designation Number	D082
Requiring Authority	Minister of Education
Designation Purpose	Port Chalmers Primary School - Primary School
Location (address)	30A Albertson Avenue Port Chalmers
Conditions	Yes
Legacy	

Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do82 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

Do83 Port Chalmers Kindergarten {Was "Do83 Port Chalmers Kindergarten, Local Purpose Reserve" - Des 947.28}

Designation Number	D083
Requiring Authority	Minister of Education
Designation Purpose	Port Chalmers Kindergarten - Early Childhood Education Facility
Location (address)	30B Albertson Avenue Port Chalmers
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

Do83 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63° into the site.

Do87 Lee Stream Primary School

Designation Number	D087
Requiring Authority	Minister of Education
Designation Purpose	Lee Stream Primary School - Primary School
Location (address)	2518 Clarks Junction-Lee Stream Road Deep Stream
Conditions	No
Legacy	
Rollover Designation	Yes

Lapse Date	Given effect to – no lapse date

D090 Waikouaiti Primary School

Designation Number	D090
Requiring Authority	Minister of Education
Designation Purpose	Waikouaiti Primary School - Primary School and Early Childhood Education Centre
Location (address)	6 Malloch Street Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D090 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D091 Waikouaiti Playcentre

Designation Number	D091
Requiring Authority	Minister of Education
Designation Purpose	Waikouaiti Playcentre - Early Childhood Education Centre
Location (address)	6 McGregor Street Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D091 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D092 Karitane Primary School

Designation Number	D092
Requiring Authority	Minister of Education
Designation Purpose	Karitane Primary School - Primary School
Location (address)	1264 Coast Road Karitane
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D092 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63° into the site.

D094 Warrington Primary School

Designation Number	D094
Requiring Authority	Minister of Education
Designation Purpose	Warrington Primary School - Primary School
Location (address)	3 Ferguson Street Warrington
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D094 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D095 Waitati Primary School

Designation Number	D095
Requiring Authority	Minister of Education
Designation Purpose	Waitati Primary School - Primary School and Early Childhood Education Centre
Location (address)	1133 Mount Cargill Road Waitati
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D096 Purakaunui Primary School

Designation Number	D096
Requiring Authority	Minister of Education
Designation Purpose	Purakaunui Primary School - Primary School
Location (address)	8 Mihiwaka Station Road Port Chalmers
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D098 Fairfield School

Designation Number	D098
Requiring Authority	Minister of Education
Designation Purpose	Fairfield School - Primary School and Early Childhood Education Centre
Location (address)	10 Sickels Street Fairfield
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D098 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope

created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63° into the site.

D099 Big Rock Primary School

Designation Number	D099
Requiring Authority	Minister of Education
Designation Purpose	Big Rock Primary School - Early Childhood Education Facility and Primary School
Location (address)	2 Bath Street Brighton
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D099 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D100 Education

Designation Number	D100
Requiring Authority	Minister of Education
Designation Purpose	Education - Early Childhood Education
Location (address)	9 John Street Ocean View
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D100 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63° into the site.

D101 Strath Taieri Primary School

Designation Number	D101
Requiring Authority	Minister of Education
Designation Purpose	Strath Taieri Primary School - Primary School and Early Childhood Education Centre
Location (address)	33 Swansea Street Middlemarch
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D101 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D102 Outram Primary School

Designation Number	D102
Requiring Authority	Minister of Education
Designation Purpose	Outram Primary School - Primary School and Early Childhood Education Centre
Location (address)	1 Beaumaris Street Outram
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D102 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side yard - 2 metres;
 - b. Rear yard - 4.5 metres;
 - c. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D105 St Clair Primary School

Designation Number	D105
Requiring Authority	Minister of Education
Designation Purpose	St Clair Primary School - Primary School
Location (address)	135 Richardson Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D105 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 1 metre;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D106 Queens High School

Designation Number	D106
Requiring Authority	Minister of Education
Designation Purpose	Queens High School - Secondary School and Early Childhood Education Facility
Location (address)	318 Bay View Road Dunedin
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D107 Taieri Composite School

Designation Number	D107
Requiring Authority	Minister of Education
Designation Purpose	Taieri Composite School - Secondary/Intermediate School
Location (address)	11 Green Street Mosgiel
Conditions	Yes
Legacy	

Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D107 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D108 Wakari Kindergarten

Designation Number	D108
Requiring Authority	Minister of Education
Designation Purpose	Wakari Kindergarten - Early Childhood Education Facility
Location (address)	136 Lynn Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D108 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D109 Halfway Bush Kindergarten

Designation Number	D109
Requiring Authority	Minister of Education
Designation Purpose	Halfway Bush Kindergarten - Early Childhood Education Facility
Location (address)	41 Salmond Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D109 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D110 Helen Deem Centre II

Designation Number	D110
Requiring Authority	Minister of Education
Designation Purpose	Helen Deem Centre II - Early Childhood Education Facility
Location (address)	81 Forbury Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D110 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D111 Abbotsford Kindergarten

Designation Number	D111
Requiring Authority	Minister of Education
Designation Purpose	Abbotsford Kindergarten - Early Childhood Education Facility
Location (address)	17 Neill Street Green Island
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D111 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:

- a. Side and rear yard - 2 metres;
- b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D112 Green Island Kindergarten

Designation Number	D112
Requiring Authority	Minister of Education
Designation Purpose	Green Island Kindergarten - Early Childhood Education Facility
Location (address)	20 Howden Street Green Island
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D112 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D113 Reid Park Kindergarten

Designation Number	D113
Requiring Authority	Minister of Education
Designation Purpose	Reid Park Kindergarten - Early Childhood Education Facility
Location (address)	63 Murray Street Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D113 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D114 Brockville Kindergarten

Designation Number	D114
Requiring Authority	Minister of Education
Designation Purpose	Brockville Kindergarten - Early Childhood Education Facility
Location (address)	10 Wray Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D114 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D115 Mosgiel Central Kindergarten

Designation Number	D115
Requiring Authority	Minister of Education
Designation Purpose	Mosgiel Central Kindergarten - Early Childhood Education Facility
Location (address)	3 Irvine Street Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D115 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 1 metre;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D116 Rotary Park Kindergarten

Designation Number	D116
Requiring Authority	Minister of Education
Designation Purpose	Rotary Park Kindergarten - Early Childhood Education Facility
Location (address)	291 Highcliff Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D116 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D117 St Kilda Kindergarten

Designation Number	D117
Requiring Authority	Minister of Education
Designation Purpose	St Kilda Kindergarten - Early Childhood Education Facility
Location (address)	47 Victoria Road St Kilda
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D117 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 1 metre;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.

D118 Kura Kaupapa Maori Language School

Designation Number	D118
Requiring Authority	Minister of Education
Designation Purpose	Kura Kaupapa Maori Language School - Primary School
Location (address)	378 Main South Road Green Island
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D118 Conditions

1. The only access to the site shall be via existing crossing place 6A as shown on Ministry of Works and Development plan number LA/70/14/12 as held in Transit New Zealand's Dunedin office (i.e. the existing access).
2. The following improvements to access shall be undertaken:
 - a. A right-hand turn bay shall be installed on State Highway 1, with associated seal widening of the carriageway;
 - b. Work details and specifications for construction and sealing undertaken on State Highway 1 shall be approved by Transit New Zealand prior to construction;
 - c. The access shall be sealed back as far as the level of the car park;
 - d. Construction carried out on State Highway 1 shall have a six month maintenance period during which time the Ministry of Education will be responsible for any remedial work;
 - e. A sign shall be erected within the site which conveys the general meaning to drivers of vehicles that turning right from the site on to State Highway 1 may be dangerous due to the volume and speed of passing traffic and that a left turn is advisable accordingly. This sign shall be erected in such a position that it is clearly visible to the drivers of vehicles but does not restrict visibility to or from the site accessway.
 - f. Vegetation adjacent to the existing access shall be removed to improve sight distances.
 - g. The lighting column on the northern side of the existing access shall be relocated.
 - h. A 130 m merge land will be constructed between the school access and Abbots Creek Bridge.
3. Sufficient space shall be provided on site to enable all vehicles entering the site to manoeuvre and exit from the site in a forward gear.
4. Sufficient space shall be provided on site to enable all vehicles entering the site to set-down and pick-up passengers without queuing on to the State Highway 1.
5. The following performance standards shall apply in respect of the site:
 - a. Side yards – 2 metres.
 - b. Height plane envelope: all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.
 - c. Maximum site coverage – 40%

6. An outline plan of proposed works shall be submitted to the Council for assessment prior to the construction of any new structures at the site as outlined under section 176A of the Resource Management Act 1991.
7. With the exception of the sign referred to in Condition 2(v) of these conditions, only one sign shall be erected on the site and the maximum dimensions of that sign shall be 2 square metres. This sign shall be located in such a position that it does not restrict visibility to or from the property access.
8. The following performance standards shall apply to that part of the site which is identified in Figure 5 of Appendix 1 of the consultant planner's report as having significant urban landscape conservation values:
 - a. The maximum area of any structure shall be 20 square metres and the maximum height shall be 5 metres;
 - b. The maximum extent of any earthworks shall be 10 cubic metres and the maximum change in ground level shall be 1 metre.

D120 Ako Early Childhood Centre

Designation Number	D120
Requiring Authority	Minister of Education
Designation Purpose	Ako Early Childhood Centre, Corstorphine Kindergarten - early childhood education centre
Location (address)	10 Lockerbie Street Dunedin
Conditions	Yes
Legacy	2GP Review 2015 - new designation
Rollover Designation	No
Lapse Date	Given effect to – no lapse date

D120 Conditions

1. The following performance standards shall apply in respect of all boundaries of the site which lie adjacent to land with a residential zoning:
 - a. Side and rear yard - 2 metres;
 - b. Height plane envelope - all buildings erected on site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63° into the site.

A1.4.14 Minister of Police

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D181 Central Police Station

Designation Number	D181
Requiring Authority	Minister of Police
Designation Purpose	Central Police Station - Police Station
Location (address)	25 Great King Street Dunedin
Conditions	No

Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D183 Dunedin South Police Station

Designation Number	D183
Requiring Authority	Minister of Police
Designation Purpose	Dunedin South Police Station - Police Station
Location (address)	77 Macandrew Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D183 Conditions

1. The following bulk and location requirements shall apply in respect of all new structures proposed for the site:
 - a. Rear and side yards: 2 metres.
 - b. Maximum height: 9 metres (excluding radiocommunication and telecommunication aerials and antennae).
 - c. Height Plane Envelope: all buildings erected on the site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the sites.
2. The following activities shall not occur at the site: retention/detention of prisoners for the purpose of serving a sentence issued by the Courts; vehicle maintenance; arms and baton training; and recruitment (excluding individual interviews or assessments, which shall be permitted to occur on the premises).

D184 Kaikorai Valley Community Policing Centre

Designation Number	D184
Requiring Authority	Minister of Police
Designation Purpose	Kaikorai Valley Community Policing Centre - Police Station
Location (address)	33 Kaikorai Valley Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D184 Conditions

- The following bulk and location requirements shall apply in respect of all new structures proposed for the site:
 - Rear and side yards: 2 metres.
 - Maximum height: 9 metres (excluding radiocommunication and telecommunication aerials and antennae).
 - Height Plane Envelope: all buildings erected on the site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the sites.
- The following activities shall not occur at the site: retention/detention of prisoners for the purpose of serving a sentence issued by the Courts; vehicle maintenance; arms and baton training; and recruitment (excluding individual interviews or assessments, which shall be permitted to occur on the premises).

D185 Green Island Community Policing Centre

Designation Number	D185
Requiring Authority	Minister of Police
Designation Purpose	Green Island Community Policing Centre - Police Station
Location (address)	198 Main South Road Green Island
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D185 Conditions

- The following activities shall not occur at the site: retention/detention of prisoners for the purpose of serving a sentence issued by the Courts; vehicle maintenance; arms training; and recruitment (excluding individual interviews or assessments which shall occur on the premises).

D186 Portobello Community Policing Centre

Designation Number	D186
Requiring Authority	Minister of Police
Designation Purpose	Portobello Community Policing Centre - Police Station
Location (address)	1710 Highcliff Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D186 Conditions

1. The following bulk and location requirements shall apply in respect of all new structures proposed for the site:
 - a. Rear and side yards: 2 metres.
 - b. Maximum height: 9 metres (excluding radiocommunication and telecommunication aerials and antennae).
 - c. Height Plane Envelope: all buildings erected on the site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the sites.
2. The following activities shall not occur at the site: retention/detention of prisoners for the purpose of serving a sentence issued by the Courts; vehicle maintenance; arms and baton training; and recruitment (excluding individual interviews or assessments, which shall be permitted to occur on the premises).

D187 Mosgiel Community Policing Centre

Designation Number	D187
Requiring Authority	Minister of Police
Designation Purpose	Mosgiel Community Policing Centre - Police Station
Location (address)	105 Gordon Road Mosgiel
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D187 Conditions

1. The following bulk and location requirements shall apply in respect of all new structures proposed for the site:
 - a. Maximum height: 9 metres (excluding radiocommunication and telecommunication aerials and antennae).
 - b. The following activities shall not occur at the site: retention/detention of prisoners for the purpose of serving a sentence issued by the Courts; vehicle maintenance; arms and baton training; and recruitment

(excluding individual interviews or assessments, which shall be permitted to occur on the premises).

D188 Middlemarch Community Policing Centre

Designation Number	D188
Requiring Authority	Minister of Police
Designation Purpose	Middlemarch Community Policing Centre - Police Station
Location (address)	12 Nottage Street Middlemarch
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D188 Conditions

- The following bulk and location requirements shall apply in respect of all new structures proposed for the site:
 - Rear and side yards: 2 metres.
 - Maximum height: 9 metres (excluding radiocommunication and telecommunication aerials and antennae).
 - Height Plane Envelope: all buildings erected on the site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the sites.
- The following activities shall not occur at the site: retention/detention of prisoners for the purpose of serving a sentence issued by the Courts; vehicle maintenance; arms and baton training; and recruitment (excluding individual interviews or assessments, which shall be permitted to occur on the premises).

D189 Port Chalmers Community Policing Centre

Designation Number	D189
Requiring Authority	Minister of Police
Designation Purpose	Port Chalmers Community Policing Centre - Police Station
Location (address)	35 George Street Port Chalmers
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D189 Conditions

- The following standards shall apply in respect of all new buildings proposed for the site:
 - Any works must be constructed to the street frontage, from side boundary to side boundary (excluding vehicle access).
 - If construction is to consist of one storey, the building must feature a significant parapet to give vertical

structure to the façade, being no lower than 4m and no higher than 9m.

- c. Doors and windows in the façade shall have a shape and size which conforms with the characteristics of the heritage precinct.
 - d. Height Plane Envelope: all buildings erected on the site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the site.
2. The following activities shall not occur at the site: retention/detention of prisoners for the purpose of serving a sentence issued by the Courts; vehicle maintenance; arms and baton training; and recruitment (excluding individual interviews or assessments, which shall be permitted to occur on the premises).

D190 Waikouaiti Community Policing Centre

Designation Number	D190
Requiring Authority	Minister of Police
Designation Purpose	Waikouaiti Community Policing Centre - Police Station
Location (address)	3 Court Street Waikouaiti
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D190 Conditions

1. The following bulk and location requirements shall apply in respect of all new structures proposed for the site:
 - a. Rear and side yards: 2 metres.
 - b. Maximum height: 9 metres (excluding radiocommunication and telecommunication aerials and antennae).
 - c. Height Plane Envelope: all buildings erected on the site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the sites.
2. The following activities shall not occur at the site: retention/detention of prisoners for the purpose of serving a sentence issued by the Courts; vehicle maintenance; arms and baton training; and recruitment (excluding individual interviews or assessments, which shall be permitted to occur on the premises).

D191 Dunedin North Police Station

Designation Number	D191
Requiring Authority	Minister of Police
Designation Purpose	Dunedin North Police Station - Police Station
Location (address)	111 North Road Dunedin
Conditions	Yes
Legacy	

Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D191 Conditions

1. The following bulk and location requirements shall apply in respect of all new structures proposed for the site:
 - a. Rear and side yards: 2 metres.
 - b. Maximum height: 9 metres (excluding radiocommunication and telecommunication aerials and antennae).
 - c. Height Plane Envelope: all buildings erected on the site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 63 degrees into the sites.
2. The following activities shall not occur at the site: retention/detention of prisoners for the purpose of serving a sentence issued by the Courts; vehicle maintenance; arms and baton training; and recruitment (excluding individual interviews or assessments, which shall be permitted to occur on the premises).

A1.4.15 N Z M E. Radio Limited

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D295 Centre Road Site

Designation Number	D295
Requiring Authority	N Z M E. Radio Limited
Designation Purpose	Centre Road Site - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	257 Centre Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D295 Conditions

Note: In all conditions below reference to "NZS 2772.1:1999". shall be read as to include "NZS 2772.1:1999 (or any subsequent amendment thereof or substitute for)".

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. A sign which advised that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
3. At all times the facility shall be operated such that NZS 2772.1:1999 is met at all places beyond the designation boundary, and unnecessary exposure shall be minimised accordingly.

4. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency exposures in places beyond the designation boundary to a level greater than 25% of the applicable maximum exposure in NZS 2772.1:1999 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of NZS 2772.1:1999, a measurement survey be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.
5. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, except work which meets one or more of the following criteria, provided that the Council reserves its discretion to waive the requirement for an outline plan under section 176A of the Resource Management Act 1991 for works which do not meet the following criteria:
 - a. like-for-like replacement structures;
 - b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection;
 - c. existing structures relocated on the site;
 - d. masts (including lattice masts) with a solid width up to and including 150mm in diameter;
 - e. antennas with a solid width of up to and including 300mm or a surface area up to and including 0.20m² on any one profile, except that antenna dishes up to and including 1.8m in diameter shall also not require an outline plan provided that they are screened from public viewpoints or located so that they are seen against a backdrop of buildings, trees or land and are finished in a colour which blends with their backdrop;
 - f. erection of buildings and structures within 50 metres of an existing building provided:
 - i. the existing building has a floor area at least 50 percent greater than the floor area of the proposed building or structure; and
 - ii. the height of the proposed building or structure is no greater than the maximum height of the existing building;
 - iii. the proposed building or structure shall be finished in the same or similar colour and hue as the existing building.
 - g. additions to existing buildings provided:
 - i. the additions increase the floor area of the existing building by no more than 100%;
 - ii. no part of the addition shall exceed the maximum height of the existing building;
 - iii. the addition shall be finished in the same or similar colour, hue and materials as the existing building.
6. Any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the height, shape and bulk of the public work, project or work;
 - b. the location on the site of the public work, project or work;
 - c. the likely finished contour of the site;
 - d. the vehicular access, circulation and the provision for parking;
 - e. the landscaping proposed; and
 - f. any other matters to avoid, remedy, or mitigate any adverse effects on the environment.

A1.4.16 N Z Transport Agency

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are

drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D448 SH 1 Tumai Bypass

Designation Number	D448
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Tumai Bypass - State Highway Purposes (SH1)
Location (address)	111 Main Road Waikouaiti
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D449 SH 1 DCC/WDC Boundary to Waitati

Designation Number	D449
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - DCC/WDC Boundary to Waitati - State Highway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D450 SH 1 Northern Motorway (Waitati to Pine Hill Road)

Designation Number	D450
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Northern Motorway (Waitati to Pine Hill Road) - Motorway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D451 SH 1 McArthurs Bend Realignment

Designation Number	D451
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - McArthurs Bend Realignment - Motorway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D452 SH 1 Portion of Pine Hill Road

Designation Number	D452
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Portion of Pine Hill Road - State Highway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D453 SH 1 South Bound One-way System

Designation Number	D453
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - South Bound One-Way System (Cumberland Street - Gowland Street - Castle Street - Lower High Street - Cumberland Street - Andersons Bay Road) - State Highway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D454 SH 1 North Bound One-way System

Designation Number	D454
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - North Bound One-Way System (Andersons Bay Road - Crawford Street - Lower High Street - Cumberland Street - Malcolm Street - Great King Street) - State Highway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D455 SH 1 Motorway (from Andersons Bay Road to Sydney Street)

Designation Number	D455
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Motorway (from Andersons Bay Road to Sydney Street) - Motorway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D456 SH 1 Caversham Valley Road (from Sydney Street to Lookout Point)

Designation Number	D456
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Caversham Valley Road (from Sydney Street to Lookout Point) - State Highway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D457 SH 1 Southern Motorway

Designation Number	D457
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Southern Motorway (from Lookout Point to between Abbotsford Road and Sunnyvale Lane) - Motorway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D458 SH 1 Westland Street

Designation Number	D458
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Westland Street - State Highway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D461 SH 1 Saddlevue Place, Fairfield to Mosgiel Interchange

Designation Number	D461
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Saddlevue Place, Fairfield to Mosgiel Interchange - Motorway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D463 SH 1 Mosgiel Interchange to Waipori River

Designation Number	D463
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Mosgiel Interchange to Waipori River - State Highway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D464 SH 87 Mosgiel Interchange to DCC/CODC Boundary North of Hyde

Designation Number	D464
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 87 - Mosgiel Interchange to DCC/CODC Boundary North of Hyde - State Highway Purposes (SH 87)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D465 SH 88 Anzac Avenue to Beach Street, Port Chalmers

Designation Number	D465
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 88 - Anzac Avenue to Beach Street, Port Chalmers - State Highway Purposes (SH 88)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D466 SH 1 Fairfield Bypass

Designation Number	D466
Requiring Authority	N Z Transport Agency
Designation Purpose	SH 1 - Fairfield Bypass - Motorway Purposes (SH 1)
Location (address)	
Conditions	No
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

A1.4.17 OtagoNet Joint Venture

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D847 Clarks Substation

Designation Number	D847
Requiring Authority	OtagoNet Joint Venture
Designation Purpose	Clarks Substation - Electricity Zone Substation and Ancillary Purposes
Location (address)	R Mount Gowrie Road Hindon
Conditions	Yes
Legacy	Previously licensed to Occupy - New designation 2GP
Rollover Designation	No
Lapse Date	Given effect to – no lapse date

D847 Conditions

1. The maximum height for all new structures (excluding overhead line support structures/poles and communications equipment masts) associated with the reception, transformation and distribution of electrical power must be either the height of the tallest structure present on the site as at 26 September 2015 or 10 metres, whichever is the greater.
2. The floor area of structures, excluding overhead lines and their support structures, must not cover more than 50% of the site, except where the site is less than 420m² in area in which case the maximum site coverage shall be 70% of the site.
 Note: Notwithstanding any definition in the Plan, for the purposes of this designation the following definition will apply: For the purposes of condition 2: *The area of a "Structure" must be measured as the total ground area covered by a building or structure, but must not include landscaped areas, open sealed or unsealed outdoor storage areas, car parking and vehicle access areas, drainage systems, underground lines, underground earthing grids, fences or land covered by overhead lines and their support structures.*
3. The strength of electric and magnetic fields generated by infrastructure located at the site must not, within publicly accessible areas, exceed the limits for continuous nonoccupational exposure confirmed by the

International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.

4. Any new noise generating equipment installed after 26 September 2015 must not exceed the following noise limits:
 - a. At the boundary of the site: Between 9:00pm on any night and 7:00am the following day: - Lmax 75 dBA
 - b. Measured at or within the notional boundary* of any dwelling not on the same site:

Between the hours of 7:00 am and 9:00 pm	L10 55 dBA
Between the hours of 9:00 pm and 7:00 am the following day and includes 24 hours on Sundays and statutory holidays	L10 40 dBA

* 'Notional boundary' means the line 50m from the facade of any dwelling, except that if the dwelling is located closer than 50m to the site boundary the notional boundary is the site boundary.

- c. All measurements will be undertaken in accordance with NZS 6801:1991 "Measurement of Sound" (or subsequent amendments).
5. Where existing site noise already exceeds the levels in condition 4 above, then any new noise generating equipment (excluding any electricity equipment required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary. A noise assessment may need to be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
6. Construction noise shall comply with the New Zealand Standard for Acoustics – Construction Noise (NZS 6803: 1999).

D848 Hindon Substation

Designation Number	D848
Requiring Authority	OtagoNet Joint Venture
Designation Purpose	Hindon Substation - Electricity Zone Substation and Ancillary Purposes
Location (address)	2271 George King Memorial Drive Outram
Conditions	Yes
Legacy	New designation 2GP
Rollover Designation	No
Lapse Date	Given effect to – no lapse date

D848 Conditions

1. The maximum height for all new structures (excluding overhead line support structures/poles and communications equipment masts) associated with the reception, transformation and distribution of electrical power must be either the height of the tallest structure present on the site as at 26 September 2015 or 10 metres, whichever is the greater.
2. The floor area of structures, excluding overhead lines and their support structures, must not cover more than

50% of the site, except where the site is less than 420m² in area in which case the maximum site coverage shall be 70% of the site.

Note: Notwithstanding any definition in the Plan, for the purposes of this designation the following definition will apply: For the purposes of condition 2: *The area of a "Structure" must be measured as the total ground area covered by a building or structure, but must not include landscaped areas, open sealed or unsealed outdoor storage areas, car parking and vehicle access areas, drainage systems, underground lines, underground earthing grids, fences or land covered by overhead lines and their support structures.*

3. The strength of electric and magnetic fields generated by infrastructure located at the site must not, within publicly accessible areas, exceed the limits for continuous nonoccupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Any new noise generating equipment installed after 26 September 2015 must not exceed the following noise limits:
 - a. At the boundary of the site: Between 9:00pm on any night and 7:00am the following day: - L_{max} 75 dBA
 - b. Measured at or within the notional boundary* of any dwelling not on the same site:

Between the hours of 7:00 am and 9:00 pm	L10 55 dBA
Between the hours of 9:00 pm and 7:00 am the following day and includes 24 hours on Sundays and statutory holidays	L10 40 dBA

* 'Notional boundary' means the line 50m from the facade of any dwelling, except that if the dwelling is located closer than 50m to the site boundary the notional boundary is the site boundary.

- c. All measurements will be undertaken in accordance with NZS 6801:1991 "Measurement of Sound" (or subsequent amendments).
5. Where existing site noise already exceeds the levels in condition 4 above, then any new noise generating equipment (excluding any electricity equipment required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary. A noise assessment may need to be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
6. Construction noise shall comply with the New Zealand Standard for Acoustics – Construction Noise (NZS 6803: 1999).

D849 Middlemarch Substation

Designation Number	D849
Requiring Authority	OtagoNet Joint Venture
Designation Purpose	Middlemarch Substation - Electricity Zone Substation and Ancillary Purposes
Location (address)	15 South Road Middlemarch
Conditions	Yes
Legacy	New designation 2GP
Rollover Designation	No

Lapse Date

Given effect to – no lapse date

D849 Conditions

1. The maximum height for all new structures (excluding overhead line support structures/poles and communications equipment masts) associated with the reception, transformation and distribution of electrical power must be either the height of the tallest structure present on the site as at 26 September 2015 or 10 metres, whichever is the greater.
2. The floor area of structures, excluding overhead lines and their support structures, must not cover more than 50% of the site, except where the site is less than 420m² in area in which case the maximum site coverage shall be 70% of the site.
Note: Notwithstanding any definition in the Plan, for the purposes of this designation the following definition will apply: For the purposes of condition 2: *The area of a “Structure” must be measured as the total ground area covered by a building or structure, but must not include landscaped areas, open sealed or unsealed outdoor storage areas, car parking and vehicle access areas, drainage systems, underground lines, underground earthing grids, fences or land covered by overhead lines and their support structures.*
3. The strength of electric and magnetic fields generated by infrastructure located at the site must not, within publicly accessible areas, exceed the limits for continuous nonoccupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Any new noise generating equipment installed after 26 September 2015 must not exceed the following noise limits:
 - a. At the boundary of the site: Between 9:00pm on any night and 7:00am the following day: - L_{max} 75 dBA
 - b. Measured at or within the notional boundary* of any dwelling not on the same site:

Between the hours of 7:00 am and 9:00 pm	L10 55 dBA
Between the hours of 9:00 pm and 7:00 am the following day and includes 24 hours on Sundays and statutory holidays	L10 40 dBA

* ‘Notional boundary’ means the line 50m from the facade of any dwelling, except that if the dwelling is located closer than 50m to the site boundary the notional boundary is the site boundary.

- c. All measurements will be undertaken in accordance with NZS 6801:1991 “Measurement of Sound” (or subsequent amendments).
5. Where existing site noise already exceeds the levels in condition 4 above, then any new noise generating equipment (excluding any electricity equipment required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary. A noise assessment may need to be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
6. Construction noise shall comply with the New Zealand Standard for Acoustics – Construction Noise (NZS 6803: 1999).

D850 Hyde Substation

Designation Number

D850

Requiring Authority	OtagoNet Joint Venture
Designation Purpose	Hyde Substation - Electricity Zone Substation and Ancillary Purposes
Location (address)	1 Cemetery Road Hyde
Conditions	Yes
Legacy	New designation 2GP
Rollover Designation	No
Lapse Date	Given effect to – no lapse date

D850 Conditions

- The maximum height for all new structures (excluding overhead line support structures/poles and communications equipment masts) associated with the reception, transformation and distribution of electrical power must be either the height of the tallest structure present on the site as at 26 September 2015 or 10 metres, whichever is the greater.
- The floor area of structures, excluding overhead lines and their support structures, must not cover more than 50% of the site, except where the site is less than 420m² in area in which case the maximum site coverage shall be 70% of the site.
 Note: Notwithstanding any definition in the Plan, for the purposes of this designation the following definition will apply: For the purposes of condition 2: *The area of a "Structure" must be measured as the total ground area covered by a building or structure, but must not include landscaped areas, open sealed or unsealed outdoor storage areas, car parking and vehicle access areas, drainage systems, underground lines, underground earthing grids, fences or land covered by overhead lines and their support structures.*
- The strength of electric and magnetic fields generated by infrastructure located at the site must not, within publicly accessible areas, exceed the limits for continuous nonoccupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
- Any new noise generating equipment installed after 26 September 2015 must not exceed the following noise limits:
 - At the boundary of the site: Between 9:00pm on any night and 7:00am the following day: - L_{max} 75 dBA
 - Measured at or within the notional boundary* of any dwelling not on the same site:

Between the hours of 7:00 am and 9:00 pm	L10 55 dBA
Between the hours of 9:00 pm and 7:00 am the following day and includes 24 hours on Sundays and statutory holidays	L10 40 dBA

* 'Notional boundary' means the line 50m from the facade of any dwelling, except that if the dwelling is located closer than 50m to the site boundary the notional boundary is the site boundary.

- All measurements will be undertaken in accordance with NZS 6801:1991 "Measurement of Sound" (or subsequent amendments).
- Where existing site noise already exceeds the levels in condition 4 above, then any new noise generating equipment (excluding any electricity equipment required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in

existing noise levels received at any other property boundary. A noise assessment may need to be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.

6. Construction noise shall comply with the New Zealand Standard for Acoustics – Construction Noise (NZS 6803: 1999).

D851 Merton Substation

Designation Number	D851
Requiring Authority	OtagoNet Joint Venture
Designation Purpose	Merton Substation - Electricity Zone Substation and Ancillary Purposes
Location (address)	3292 Waikouaiti-Waitati Road Merton
Conditions	Yes
Legacy	New designation 2GP
Rollover Designation	No
Lapse Date	Given effect to – no lapse date

D851 Conditions

1. The maximum height for all new structures (excluding overhead line support structures/poles and communications equipment masts) associated with the reception, transformation and distribution of electrical power must be either the height of the tallest structure present on the site as at 26 September 2015 or 10 metres, whichever is the greater.
2. The floor area of structures, excluding overhead lines and their support structures, must not cover more than 50% of the site, except where the site is less than 420m² in area in which case the maximum site coverage shall be 70% of the site.
 Note: Notwithstanding any definition in the Plan, for the purposes of this designation the following definition will apply: For the purposes of condition 2: *The area of a "Structure" must be measured as the total ground area covered by a building or structure, but must not include landscaped areas, open sealed or unsealed outdoor storage areas, car parking and vehicle access areas, drainage systems, underground lines, underground earthing grids, fences or land covered by overhead lines and their support structures.*
3. The strength of electric and magnetic fields generated by infrastructure located at the site must not, within publicly accessible areas, exceed the limits for continuous nonoccupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Any new noise generating equipment installed after 26 September 2015 must not exceed the following noise limits:
 - a. At the boundary of the site: Between 9:00pm on any night and 7:00am the following day: - L_{max} 75 dBA
 - b. Measured at or within the notional boundary* of any dwelling not on the same site:

Between the hours of 7:00 am and 9:00 pm	L10 55 dBA
Between the hours of 9:00 pm and 7:00 am the following day and includes 24 hours on Sundays and statutory holidays	L10 40 dBA

* 'Notional boundary' means the line 50m from the facade of any dwelling, except that if the dwelling is located closer than 50m to the site boundary the notional boundary is the site boundary.

- c. All measurements will be undertaken in accordance with NZS 6801:1991 "Measurement of Sound" (or subsequent amendments).
5. Where existing site noise already exceeds the levels in condition 4 above, then any new noise generating equipment (excluding any electricity equipment required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary. A noise assessment may need to be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
6. Construction noise shall comply with the New Zealand Standard for Acoustics – Construction Noise (NZS 6803: 1999).

D852 Waitati Substation

Designation Number	D852
Requiring Authority	OtagoNet Joint Venture
Designation Purpose	Waitati Substation - Electricity Zone Substation and Ancillary Purposes
Location (address)	1 Killarney Street Waitati
Conditions	Yes
Legacy	New designation 2GP
Rollover Designation	No
Lapse Date	Given effect to – no lapse date

D852 Conditions

1. The maximum height for all new structures (excluding overhead line support structures/poles and communications equipment masts) associated with the reception, transformation and distribution of electrical power must be either the height of the tallest structure present on the site as at 26 September 2015 or 10 metres, whichever is the greater.
2. The floor area of structures, excluding overhead lines and their support structures, must not cover more than 50% of the site, except where the site is less than 420m² in area in which case the maximum site coverage shall be 70% of the site.
 Note: Notwithstanding any definition in the Plan, for the purposes of this designation the following definition will apply: For the purposes of condition 2: *The area of a "Structure" must be measured as the total ground area covered by a building or structure, but must not include landscaped areas, open sealed or unsealed outdoor storage areas, car parking and vehicle access areas, drainage systems, underground lines, underground earthing grids, fences or land covered by overhead lines and their support structures.*
3. The strength of electric and magnetic fields generated by infrastructure located at the site must not, within publicly accessible areas, exceed the limits for continuous nonoccupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Any new noise generating equipment installed after 26 September 2015 must not exceed the following noise limits:

- a. At the boundary of the site: Between 9:00pm on any night and 7:00am the following day: - Lmax 75 dBA
- b. Measured at or within the notional boundary* of any dwelling not on the same site:

Between the hours of 7:00 am and 9:00 pm	L10 55 dBA
Between the hours of 9:00 pm and 7:00 am the following day and includes 24 hours on Sundays and statutory holidays	L10 40 dBA

* 'Notional boundary' means the line 50m from the facade of any dwelling, except that if the dwelling is located closer than 50m to the site boundary the notional boundary is the site boundary.

- c. All measurements will be undertaken in accordance with NZS 6801:1991 "Measurement of Sound" (or subsequent amendments).
5. Where existing site noise already exceeds the levels in condition 4 above, then any new noise generating equipment (excluding any electricity equipment required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary. A noise assessment may need to be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
 6. Construction noise shall comply with the New Zealand Standard for Acoustics – Construction Noise (NZS 6803: 1999).

D853 Waikouaiti Substation

Designation Number	D853
Requiring Authority	OtagoNet Joint Venture
Designation Purpose	Waikouaiti Substation - Electricity Zone Substation and Ancillary Purposes
Location (address)	42 Quarry Road Waikouaiti
Conditions	Yes
Legacy	New designation 2GP
Rollover Designation	No
Lapse Date	Given effect to – no lapse date

D853 Conditions

1. The maximum height for all new structures (excluding overhead line support structures/poles and communications equipment masts) associated with the reception, transformation and distribution of electrical power must be either the height of the tallest structure present on the site as at 26 September 2015 or 10 metres, whichever is the greater.
2. The floor area of structures, excluding overhead lines and their support structures, must not cover more than 50% of the site, except where the site is less than 420m² in area in which case the maximum site coverage shall be 70% of the site.
Note: Notwithstanding any definition in the Plan, for the purposes of this designation the following definition will apply: For the purposes of condition 2: *The area of a "Structure" must be measured as the total ground area covered by a building or structure, but must not include landscaped areas, open sealed or unsealed outdoor*

storage areas, car parking and vehicle access areas, drainage systems, underground lines, underground earthing grids, fences or land covered by overhead lines and their support structures.

3. The strength of electric and magnetic fields generated by infrastructure located at the site must not, within publicly accessible areas, exceed the limits for continuous nonoccupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
4. Any new noise generating equipment installed after 26 September 2015 must not exceed the following noise limits:
 - a. At the boundary of the site: Between 9:00pm on any night and 7:00am the following day: - Lmax 75 dBA
 - b. Measured at or within the notional boundary* of any dwelling not on the same site:

Between the hours of 7:00 am and 9:00 pm	L10 55 dBA
Between the hours of 9:00 pm and 7:00 am the following day and includes 24 hours on Sundays and statutory holidays	L10 40 dBA

* 'Notional boundary' means the line 50m from the facade of any dwelling, except that if the dwelling is located closer than 50m to the site boundary the notional boundary is the site boundary.

- c. All measurements will be undertaken in accordance with NZS 6801:1991 "Measurement of Sound" (or subsequent amendments).
5. Where existing site noise already exceeds the levels in condition 4 above, then any new noise generating equipment (excluding any electricity equipment required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary. A noise assessment may need to be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
6. Construction noise shall comply with the New Zealand Standard for Acoustics – Construction Noise (NZS 6803: 1999).
7. Landscaping: Prior to the establishment of a substation, a landscape plan shall be submitted to the Consent Authority as part of an Outline Plan. The landscape plan shall indicate how the visual impact of the substation on rural amenity values is to be mitigated, with particular reference to views into the site from the adjacent road, and shall include details of the number and species of plants proposed. Any planting detailed in the landscaping plan shall be undertaken within six months of the substation becoming operational and shall be maintained on an ongoing basis thereafter.

Note: That no outline plan shall be required for the replacement of any transformers, poles, support structures, switchgear, cables or conductors provided where there is no overall increase in the height of the facility and no increase in noise.

D854 Blueskin Substation

Designation Number	D854
Requiring Authority	OtagoNet Joint Venture
Designation Purpose	Blueskin Bay Substation - Electricity Zone Substation and Ancillary Purposes
Location (address)	1 Manse Road Evansdale

Conditions	Yes
Legacy	New designation 2GP
Rollover Designation	No
Lapse Date	September 2025

D854 Conditions

- The maximum height for all new structures (excluding overhead line support structures/poles and communications equipment masts) associated with the reception, transformation and distribution of electrical power must be either the height of the tallest structure present on the site as at 26 September 2015 or 10 metres, whichever is the greater.
- The floor area of structures, excluding overhead lines and their support structures, must not cover more than 50% of the site, except where the site is less than 420m² in area in which case the maximum site coverage shall be 70% of the site.
Note: Notwithstanding any definition in the Plan, for the purposes of this designation the following definition will apply: For the purposes of condition 2: *The area of a "Structure" must be measured as the total ground area covered by a building or structure, but must not include landscaped areas, open sealed or unsealed outdoor storage areas, car parking and vehicle access areas, drainage systems, underground lines, underground earthing grids, fences or land covered by overhead lines and their support structures.*
- The strength of electric and magnetic fields generated by infrastructure located at the site must not, within publicly accessible areas, exceed the limits for continuous nonoccupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (1990), or any subsequent amendments thereof or substitutes for.
- Any new noise generating equipment installed after 26 September 2015 must not exceed the following noise limits:
 - At the boundary of the site: Between 9:00pm on any night and 7:00am the following day: - L_{max} 75 dBA
 - Measured at or within the notional boundary* of any dwelling not on the same site:

Between the hours of 7:00 am and 9:00 pm	L10 55 dBA
Between the hours of 9:00 pm and 7:00 am the following day and includes 24 hours on Sundays and statutory holidays	L10 40 dBA

* 'Notional boundary' means the line 50m from the facade of any dwelling, except that if the dwelling is located closer than 50m to the site boundary the notional boundary is the site boundary.

- All measurements will be undertaken in accordance with NZS 6801:1991 "Measurement of Sound" (or subsequent amendments).
- Where existing site noise already exceeds the levels in condition 4 above, then any new noise generating equipment (excluding any electricity equipment required for emergency backup power generation) shall cumulatively in combination with any other noise generating equipment on the site not result in any increase in existing noise levels received at any other property boundary. A noise assessment may need to be submitted as part of any outline plan to confirm the existing noise levels and predicted new noise levels to confirm compliance with this condition.
 - Construction noise shall comply with the New Zealand Standard for Acoustics – Construction Noise (NZS 6803: 1999).

7. Landscaping: Prior to the establishment of a substation, a landscape plan shall be submitted to the Consent Authority as part of an Outline Plan. The landscape plan shall indicate how the visual impact of the substation on rural amenity values is to be mitigated, with particular reference to views into the site from the adjacent road, and shall include details of the number and species of plants proposed. Any planting detailed in the landscaping plan shall be undertaken within six months of the substation becoming operational and shall be maintained on an ongoing basis thereafter.

Note: That no outline plan shall be required for the replacement of any transformers, poles, support structures, switchgear, cables or conductors provided where there is no overall increase in the height of the facility and no increase in noise.

A1.4.18 Otago Regional Council

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D211 Regional House

Designation Number	D211
Requiring Authority	Otago Regional Council
Designation Purpose	Regional House - Principal Premises of the Otago Regional Council - all Otago Regional Council functions and ancillary activities.
Location (address)	70 Stafford Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to – no lapse date

D211 Conditions

1. The following yard requirements shall apply in respect of all new structures proposed for the site:
 - a. Front yard - 3 metres.
 - b. Side and rear yards - 1 metre.
2. Height Plane Envelope: all buildings erected on the site shall be contained within a height plane envelope created by forming a plane originating on the boundary line at ground level and inclining at an angle of 72° into the site.
3. The maximum height of all new structures at the site shall be the height of the tallest structure present at the site on 4 September 1996.

D214 To allow for Proposed Principal Premises

Designation Number	D214
Requiring Authority	Otago Regional Council
Designation Purpose	Proposed Principal Premises – All Otago Regional Council functions and ancillary activities.
Location (address)	15 Birch Street Dunedin
Conditions	Yes
Legacy	Created by Notice of Requirement DIS-2007-2 in the 1999 District Plan
Rollover Designation	Yes
Lapse Date	September 2025

D214 Conditions

1. Prior to the commencement of construction of the principal premises, the Requiring Authority shall submit an Outline Plan to the Dunedin City Council that shall include the following:
 - a. The final design of the building and overall site plan; and
 - b. Details of landscaping and urban design elements of public space areas on the site, including public access to the harbour edge.
 - c. Describes how car parking will be provided for the principal premises.
2.
 - a. The height of buildings on the site shall not exceed 16m unless the underlying zone permits greater in which case the underlying zone height will be the maximum height.
 - b. Yard setbacks are permitted.
 - c. Up to a maximum of 80% of the designated site shall be covered in buildings and structures.
3.
 - a. Noise during construction of the principal premises shall comply with the requirements of NZS 6803:1999 "Acoustics – Construction Noise".
 - b. Operational noise generated on the site designation area shall comply with the applicable limits for the underlying zone.
4. The building shall be acoustically insulated to achieve an indoor design sound level of 40 dBA L10 in spaces intended for office work or similar, under all uses of the existing slipway. A qualified acoustic engineer shall certify that the proposed building construction will achieve this internal design noise level. The certification shall be independently peer reviewed by another qualified acoustic engineer who shall also certify this internal design noise level can be achieved prior to completion of the building design.
5. Prior to the commencement of construction of the principal premises, the Requiring Authority shall submit to the Dunedin City Council a Site Operation Plan that addresses the ongoing management of the operations of the principal premises and the slipway. The plan shall as a minimum cover:
 - a. A communication protocol to ensure that the Otago Regional Council and the slipway operator (Port Otago Limited) are aware in advance of each other's outdoor activities; and
 - b. Documentation of existing and developing environmental management protocols
6. The principal premises shall not be occupied until such a time as the adjacent wharf at Birch Street has been upgraded to the following wharf design targets:
 - a. Targeted structural loading for the wharf areas will be normal highway bridge design loadings,

engineering advice received states that this loading would allow an 80 tonne crane to access the slipway area;

- b. Structural design life of not less than 50 years; and
 - c. Materials sympathetic with the existing heritage nature of the wharfs.
7. An accidental discovery protocol shall be in place during construction activity. If any archaeological features are found, they shall not be further disturbed until they have been examined by an archaeologist. Any archaeological deposits found should either be left untouched and reburied (preferable), or properly sampled, recorded and a full report prepared. Any artefactual material found at the site should be properly recorded and curated. Final disposal of any such material should be negotiated between the landowner, Otago Museum and Heritage New Zealand. Should the geotechnical investigation monitoring suggest it is necessary for an archaeological authority to carry out works at the site, this will be obtained by the requiring authority.
8. If the requiring authority:
- a. Discovers kōiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the requiring authority shall without delay:
 - i. Notify the Consent Authority, tangata whenua and Heritage New Zealand, and in the case of skeletal remains, the New Zealand Police.
 - ii. Stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an archaeological authority is required.
 - b. Any kōiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation.
 - c. Site work shall recommence following consultation with the requiring authority, Heritage New Zealand, tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.
 - d. Prior to construction of the principal premises at the site confirmation of building levels required to appropriately manage potential inundation effects will be obtained from a suitably qualified expert.

D215 Leith Flood Protection Scheme

Designation Number	D215
Requiring Authority	Otago Regional Council
Designation Purpose	Leith Flood Protection Scheme - includes all works, structures, facilities, devices and appliances associated with the scheme and all activities relating to the scheme including construction, operation, maintenance, repair, reconstruction, extension modification and replacement.
Location (address)	15 Birch Street Dunedin
Conditions	Yes
Legacy	2GP Review 2015 - New
Rollover Designation	No
Lapse Date	Given effect to - no lapse date

D215 Conditions

1. For the purpose of this designation, normal working hours are between 7.30am and 7pm, Monday to Friday, and 8am and 6pm, Saturday, with the operation of noisy machinery restricted to 8am to 6pm, Monday to Saturday. No work shall be undertaken on-site on Sundays and public holidays. Where in the opinion of the requiring authority there is an imminent or immediate risk to people or property, the requiring authority may undertake the works at any time.
2. Where maintenance works are to occur, and where practicable, the consent holder shall advise landowners affected by the works of the proposed works at least ten working days prior to the maintenance works occurring.
3. Any disturbed ground must be stabilised as soon as practicable.
4. Construction and other works shall generally comply with the following noise limits as defined by NZS 6803:1999:

Upper limits for construction noise received in Residential zones and the Campus Zone.

Time of week	Time period	Duration of work					
		Typical duration (dBA)		Short-term duration (dBA)		Long-term duration (dBA)	
		Leq	Lmax	Leq	Lmax	Leq	Lmax
Weekdays	0630-0730	60	75	65	75	55	75
	0730-1800	75	90	80	95	70	85
	1800-2000	70	85	75	90	65	80
	2000-0630	45	75	45	75	45	75
Saturdays	0630-0730	45	75	45	75	45	75
	0730-1800	75	90	80	95	70	75
	1800-2000	45	75	45	75	45	75
	2000-0630	45	75	45	75	45	75
Sundays and public holidays	0630-0730	45	75	45	75	45	75
	0730-1800	55	85	55	85	55	85
	1800-2000	45	75	45	75	45	75
	2000-0630	45	75	45	75	45	75

5. The requiring authority must avoid, as far as practicable, dust and fumes arising from maintenance activities beyond the boundary of the designation.
6. Clearing of vegetation for access, maintenance, and construction work shall be kept to the minimum extent necessary
7. The requiring authority must implement suitable measures to avoid deposition of any debris on roads by vehicles moving to and from the site. If any material is deposited on any roads, the requiring authority shall take immediate action, at its expense, to clean the roads.
8. The DCC Reserves Team shall be consulted prior to lodgement of any outline plan for future works within the Urban Landscape Conservation Areas.

9. Heritage New Zealand shall be consulted prior to lodgement of any outline plan for future works that may affect a heritage structure with a HNZ classification.
10. The University of Otago shall be consulted prior to the construction of any new works or {Des 308.434} lodgement of any outline plan for future works within the Otago {Des 308.434} University Campus Area and the Dunedin City Council shall be advised of the outcome of the consultation {Des 308.434}.
11. All use of agrichemicals shall be carried out in accordance with the conditions and specifications of NZS 8409:2004 Management of Agrichemicals or any replacement standard. The requiring authority must ensure that any contractor undertaking spraying of pest plants shall either hold current Growsafe certification or shall be directly supervised by an individual with a current Growsafe certification.
12. That if kōiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during site construction, the Requiring Authority shall, without delay:
 - a. Cease all work within a 50m radius of the discovery and secure the area unless there is a risk to life or property;
 - b. Notify their nominated archaeologist, the consent authority, Kai Kāi Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tangata (skeletal remains), the New Zealand Police;
 - c. Enable a site inspection by Heritage New Zealand and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an Archaeological Authority is required under the Heritage New Zealand Pouhere Taonga Act 2014;
 - d. Any kōiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation;
 - e. Ensure that the further action identified in accordance in part (c.) of this condition is undertaken; and
 - f. Upon completions of tasks (a.) to (e.) above, and provided all statutory permissions have been obtained, the Requiring Authority may recommence site construction following consultation with the consent authority, Kai Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tangata (skeletal remains), the New Zealand Police.

D216 Lindsay Creek River Works

Designation Number	D216
Requiring Authority	Otago Regional Council
Designation Purpose	Lindsay Creek River Works which includes all works, structures, facilities, devices and appliances associated with river control and flood protection and includes all activities relating to such works including construction, operation, maintenance, repair, reconstruction, extension, modification, replacement and improvement.
Location (address)	
Conditions	Yes
Legacy	2GP Review 2015 - New
Rollover Designation	No
Lapse Date	Given effect to - no lapse date

D216 Conditions

1. For the purpose of this designation, normal working hours are between 7.30am and 7pm, Monday to Friday, and 8am and 6pm, Saturday, with the operation of noisy machinery restricted to 8am to 6pm, Monday to Saturday. No work shall be undertaken on-site on Sundays and public holidays. Where in the opinion of the requiring authority there is an imminent or immediate risk to people or property, the requiring authority may undertake the works at any time.
2. Where practicable, the consent holder shall advise landowners affected by the works of the proposed works at least ten working days prior to the maintenance works occurring.
3. Any disturbed ground must be stabilised as soon as practicable.
4. The requiring authority must avoid, as far as practicable, discharging dust and fumes arising from maintenance activities beyond the boundary of the designation.
5. The requiring authority must implement suitable measures to avoid deposition of any debris on roads by vehicles moving to and from the site. If any material is deposited on any roads, the requiring authority shall take immediate action, at its expense, to clean the roads.
6. The DCC Reserves Team shall be consulted prior to lodgement of any outline plan for future works within the Urban Landscape Conservation Areas.
7. Any works exercised under this designation on the Memorial Walkway bund will be in accordance with the standing agreement between the Otago Regional Council and the Otago Community Hospice.
8. Heritage New Zealand shall be consulted prior to lodgement of any outline plan for future works that may affect a heritage structure with a HNZ classification.
9. Clearing of vegetation for access, maintenance, and construction work shall be kept to the minimum extent necessary.
10. All use of agrichemicals shall be carried out in accordance with the conditions and specifications of NZS 8409:2004 Management of Agrichemicals or any replacement standard.
11. The requiring authority must ensure that any contractor undertaking spraying of pest plants shall either hold current Growsafe certification or shall be directly supervised by an individual with a current Growsafe certification.
12. That if kōiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during site construction, the Requiring Authority shall, without delay:
 - a. Cease all work within a 50m radius of the discovery and secure the area unless doing so will put life and property at risk;
 - b. Notify their nominated archaeologist, the consent authority, Kai Kāi Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tangata (skeletal remains), the New Zealand Police;
 - c. Enable a site inspection by Heritage New Zealand and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an Archaeological Authority is required under the Heritage New Zealand Pouhere Taonga Act 2014;
 - d. Any kōiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation;
 - e. Ensure that the further action identified in accordance in part (c.) of this condition is undertaken; and
 - f. Upon completions of tasks (a.) to (e.) above, and provided all statutory permissions have been obtained, the Requiring Authority may recommence site construction following consultation with the consent authority, Kai Tahu ki Otago, Heritage New Zealand, and in the case of kōiwi tangata (skeletal remains), the New Zealand Police.

D217 Lower Taieri Flood Protection Scheme

Designation Number	D217
Requiring Authority	Otago Regional Council
Designation Purpose	Lower Taieri Flood Protection Scheme - includes all works, structures, facilities, devices and appliances associated with the scheme and all activities relating to the scheme including construction, operation, maintenance, repair, reconstruction, extension modification and replacement.
Location (address)	
Conditions	Yes
Legacy	2GP Review 2015 - New
Rollover Designation	No
Lapse Date	Given effect to - no lapse date

D217 Conditions

- For the purpose of this designation, normal working hours are between 7.30am and 7pm, Monday to Friday, and 8am and 6pm, Saturday, with the operation of noisy machinery restricted to 8am to 6pm, Monday to Saturday. No work shall be undertaken on-site on Sundays and public holidays. Where in the opinion of the requiring authority there is an imminent or immediate risk to people or property, the requiring authority may undertake the works at any time.
- Any disturbed ground must be stabilised as soon as practicable.
- The requiring authority must avoid, as far as practicable, discharging dust and fumes arising from maintenance activities beyond the boundary of the designation.
- The requiring authority must implement suitable measures to avoid deposition of any debris on roads by vehicles moving to and from the site. If any material is deposited on any roads, the requiring authority shall take immediate action, at its expense, to clean the roads.
- Spraying:
 - All use of agrichemicals shall be carried out in accordance with the conditions and specifications of NZS 8409:2004 Management of Agrichemicals or any replacement standard.
 - The requiring authority must ensure that any contractor undertaking spraying of pest plants shall either hold current Growsafe certification or shall be directly supervised by an individual with a current Growsafe certification.
 - A register of organic farms must be included in the Operation and Maintenance Manuals for the scheme.
- That if koiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during site construction, the Requiring Authority shall, without delay:
 - Cease all work within a 50m radius of the discovery and secure the area unless there is a risk to life or property;
 - Notify their nominated archaeologist, the consent authority, ~~Kai Kāi~~ Tahu ki Otago, Heritage New Zealand, and in the case of koiwi tangata (skeletal remains), the New Zealand Police;
 - Enable a site inspection by Heritage New Zealand and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an Archaeological Authority is required under the Heritage New Zealand Pouhere Act 2014;

- d. Any koiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation;
- e. Ensure that the further action identified in accordance in part (c.) of this condition is undertaken; and
- f. Upon completions of tasks (a.) to (e.) above, and provided all statutory permissions have been obtained, the Requiring Authority may recommence site construction following consultation with the consent authority, Kai Tahu ki Otago, Heritage New Zealand, and in the case of koiwi tangata (skeletal remains), the New Zealand Police.

D218 East Taieri Drainage Scheme

Designation Number	D218
Requiring Authority	Otago Regional Council
Designation Purpose	East Taieri Drainage Scheme - includes all works, structures, facilities, devices and appliances associated with the scheme and all activities relating to the scheme including construction, operation, maintenance, repair, reconstruction, extension modification and replacement.
Location (address)	
Conditions	Yes
Legacy	2GP Review 2015 - New
Rollover Designation	No
Lapse Date	Given effect to - no lapse date

D218 Conditions

1. For the purpose of this designation, normal working hours are between 7.30am and 7pm, Monday to Friday, and 8am and 6pm, Saturday, with the operation of noisy machinery restricted to 8am to 6pm, Monday to Saturday. No work shall be undertaken on-site on Sundays and public holidays. Where in the opinion of the requiring authority there is an imminent or immediate risk to people or property, the requiring authority may undertake the works at any time.
2. Any disturbed ground must be stabilised as soon as practicable.
3. The requiring authority must avoid, as far as practicable, discharging dust and fumes arising from maintenance activities beyond the boundary of the designation.
4. The requiring authority must implement suitable measures to avoid deposition of any debris on roads by vehicles moving to and from the site. If any material is deposited on any roads, the requiring authority shall take immediate action, at its expense, to clean the roads.
5. Spraying:
 - a. All use of agrichemicals shall be carried out in accordance with the conditions and specifications of NZS 8409:2004 Management of Agrichemicals or any replacement standard.
 - b. The requiring authority must ensure that any contractor undertaking spraying of pest plants shall either hold current Growsafe certification or shall be directly supervised by an individual with a current Growsafe certification.
 - c. A register of organic farms must be included in the Operation and Maintenance Manuals for the scheme.
6. That if koiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during site

construction, the Requiring Authority shall, without delay:

- a. Cease all work within a 50m radius of the discovery and secure the area unless there is a risk to life or property;
- b. Notify their nominated archaeologist, the consent authority, Kai Kāi Tahu ki Otago, Heritage New Zealand, and in the case of koiwi tangata (skeletal remains), the New Zealand Police;
- c. Enable a site inspection by Heritage New Zealand and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an Archaeological Authority is required under the Heritage New Zealand Pouhere Taonga Act 2014;
- d. Any koiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation;
- e. Ensure that the further action identified in accordance in part (c.) of this condition is undertaken; and
- f. Upon completions of tasks (a.) to (e.) above, and provided all statutory permissions have been obtained, the Requiring Authority may recommence site construction following consultation with the consent authority, Kai Tahu ki Otago, Heritage New Zealand, and in the case of koiwi tangata (skeletal remains), the New Zealand Police.

D219 West Taieri Drainage Scheme

Designation Number	D219
Requiring Authority	Otago Regional Council
Designation Purpose	West Taieri Drainage Scheme - includes all works, structures, facilities, devices and appliances associated with the scheme and all activities relating to the scheme including construction, operation, maintenance, repair, reconstruction, extension modification and replacement.
Location (address)	
Conditions	Yes
Legacy	2GP Review 2015 - New
Rollover Designation	No
Lapse Date	Given effect to - no lapse date

D219 Conditions

1. For the purpose of this designation, normal working hours are between 7.30am and 7pm, Monday to Friday, and 8am and 6pm, Saturday, with the operation of noisy machinery restricted to 8am to 6pm, Monday to Saturday. No work shall be undertaken on-site on Sundays and public holidays. Where in the opinion of the requiring authority there is an imminent or immediate risk to people or property, the requiring authority may undertake the works at any time.
2. Any disturbed ground must be stabilised as soon as practicable.
3. The requiring authority must avoid, as far as practicable, discharging dust and fumes arising from maintenance activities beyond the boundary of the designation.
4. The requiring authority must implement suitable measures to avoid deposition of any debris on roads by vehicles moving to and from the site. If any material is deposited on any roads, the requiring authority shall take immediate action, at its expense, to clean the roads.
5. Spraying:
 - a. All use of agrichemicals shall be carried out in accordance with the conditions and specifications of NZS

8409:2004 Management of Agrichemicals or any replacement standard.

- b. The requiring authority must ensure that any contractor undertaking spraying of pest plants shall either hold current Growsafe certification or shall be directly supervised by an individual with a current Growsafe certification.
 - c. A register of organic farms must be included in the Operation and Maintenance Manuals for the scheme.
6. That if koiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during site construction, the Requiring Authority shall, without delay:
- a. Cease all work within a 50m radius of the discovery and secure the area unless there is a risk to life or property;
 - b. Notify their nominated archaeologist, the consent authority, Kai Kāi Tahu ki Otago, Heritage New Zealand, and in the case of koiwi tangata (skeletal remains), the New Zealand Police;
 - c. Enable a site inspection by Heritage New Zealand and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an Archaeological Authority is required under the Heritage New Zealand Pouhere Act 2014;
 - d. Any koiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation;
 - e. Ensure that the further action identified in accordance in part (c.) of this condition is undertaken; and
 - f. Upon completions of tasks (a.) to (e.) above, and provided all statutory permissions have been obtained, the Requiring Authority may recommence site construction following consultation with the consent authority, Kai Tahu ki Otago, Heritage New Zealand, and in the case of koiwi tangata (skeletal remains), the New Zealand Police.

D220 Kaikorai Stream River Works

Designation Number	D220
Requiring Authority	Otago Regional Council
Designation Purpose	Kaikorai Stream River Works - includes all works, structures, facilities, devices and appliances associated with the scheme and all activities relating to the scheme including construction, operation, maintenance, repair, reconstruction, extension modification and replacement.
Location (address)	
Conditions	Yes
Legacy	2GP Review 2015 - New
Rollover Designation	No
Lapse Date	Given effect to - no lapse date

D220 Conditions

1. For the purpose of this designation, normal working hours are between 7.30am and 7pm, Monday to Friday, and 8am and 6pm, Saturday, with the operation of noisy machinery restricted to 8am to 6pm, Monday to Saturday. No work shall be undertaken on-site on Sundays and public holidays. Where in the opinion of the requiring authority there is an imminent or immediate risk to people or property, the requiring authority may undertake the works at any time.

2. Where practicable, the consent holder shall advise landowners affected by the works of the proposed works at least ten working days prior to the maintenance works occurring.
3. Any disturbed ground must be stabilised as soon as practicable.
4. The requiring authority must avoid, as far as practicable, discharging dust and fumes arising from maintenance activities beyond the boundary of the designation.
5. The requiring authority must implement suitable measures to avoid deposition of any debris on roads by vehicles moving to and from the site. If any material is deposited on any roads, the requiring authority shall take immediate action, at its expense, to clean the roads.
6. Clearing of vegetation for access, maintenance, and construction work shall be kept to the minimum extent necessary.
7. All use of agrichemicals shall be carried out in accordance with the conditions and specifications of NZS 8409:2004 Management of Agrichemicals or any replacement standard.
8. The requiring authority must ensure that any contractor undertaking spraying of pest plants shall either hold current Growsafe certification or shall be directly supervised by an individual with a current Growsafe certification.
9. That if koiwi tangata (human skeletal remains), taonga or archaeological artefacts are discovered during site construction, the Requiring Authority shall, without delay:
 - a. Cease all work within a 50m radius of the discovery and secure the area unless doing so would put life or property at risk;
 - b. Notify their nominated archaeologist, the consent authority, Kai Kāi Tahu ki Otago, Heritage New Zealand, and in the case of koiwi tangata (skeletal remains), the New Zealand Police;
 - c. Enable a site inspection by Heritage New Zealand and the appropriate runanga, and their advisors, who shall determine the nature of the discovery and the further action required, including whether an Archaeological Authority is required under the Heritage New Zealand Pouhere Act 2014;
 - d. Any koiwi tangata or taonga shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal and preservation;
 - e. Ensure that the further action identified in accordance in part (c.) of this condition is undertaken; and
 - f. Upon completions of tasks (a.) to (e.) above, and provided all statutory permissions have been obtained, the Requiring Authority may recommence site construction following consultation with the consent authority, Kai Tahu ki Otago, Heritage New Zealand, and in the case of koiwi tangata (skeletal remains), the New Zealand Police.

D221 Dukes Road Taieri Depot

Designation Number	D221
Requiring Authority	Otago Regional Council
Designation Purpose	Dukes Road Taieri Depot
Location (address)	173 Dukes Road Nth North Taieri
Conditions	Yes
Legacy	2GP Review 2015 - New
Rollover Designation	No
Lapse Date	Given effect to - no lapse date

D221 Conditions

1. The noise generated on site shall be in general compliance with the noise limits for the underlying zone as set out in the Dunedin City District Plan, and during any construction activities, noise shall comply with NZS6803:1999.
2. A minimum of 12 parking spaces shall be provided on site to cater for the requirements of the requiring authority's activities.
3. All necessary approvals relating to the storage and handling of dangerous goods and to the storage, use and disposal of hazardous substances shall be obtained. The storage, use and disposal of hazardous substances shall be in accordance with the Otago Regional Council's standard specifications for pest control, which shall include observance of all relevant statutory requirements. A copy of the operative specifications shall be provided to the Dunedin City Council for reference.

D222 Central City Bus Hub

Designation Number	D222
Requiring Authority	Otago Regional Council
Designation Purpose	Central City Bus Hub - The establishment, operation, maintenance and upgrading of the Bus Hub for Dunedin public transport service purposes and provision of public transport services described in the Otago's Regional Council's Public Transport Plan, and to provide any site works, buildings or structures integral and ancillary to the operation of the Dunedin public transport system.
Location (address)	R Great King Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	No
Lapse Date	22 December 2022

D222 Conditions

1. Prior to submitting an Outline Plan for the establishment of the Bus Hub, the requiring authority shall obtain the agreement of Dunedin City Council (Group Manager, Transport) for works required on the following seven intersections outside the designation that are necessary to address any adverse effects on the transportation network resulting from changes to the bus routes associated with operation of the Bus Hub.
 - a. George St / St Andrew St
 - b. Moray Place / Lower Stuart St
 - c. Moray Place / Burlington St
 - d. Moray Place / Princes St
 - e. Great King St / Frederick St
 - f. Moray Place / Upper Stuart St
 - g. Castle St / Lower Stuart Street

Such agreement will include the timing of the works including those works the Group Manager, Transport considers necessary prior to the Bus Hub becoming operational. For the avoidance of doubt, this condition relates to the establishment of the Bus Hub and not subsequent Outline Plans of Works that may be required for future changes to the Bus Hub.

2. The requiring authority shall consult with Heritage New Zealand Pouhere Taonga prior to any Outline Plan being submitted for proposed works adjacent to any protected heritage façade identified in the District Plan. A record of the consultation is to be included as part of the submitted Outline Plan.
3. Where any new structures are to be located adjacent to any heritage item scheduled in the District Plan, the structure shall be sited, designed, and finished, to be sympathetic to the heritage values of the heritage item, taking into account the operational requirements of the Bus Hub. Although the preference is for structures to not be located in the road reserve in front of the heritage item, if there are operational requirements, then the structure should be designed to enable maintenance of the heritage item. For structures to be located beside a heritage item, the structure should be designed and/or sited to enable maintenance of the heritage item.
4. The requiring authority shall consult with Ngāi Tahu Justice Holdings Limited (or any subsequent legal entity as the owners of Sec 41 and Sec 42 Town of Dunedin), prior to any Outline Plan being submitted for proposed works that have a potential effect on the Police Station. A record of the consultation is to be included as part of the submitted Outline Plan.
5. An Outline Plan of Works for the establishment of the Bus Hub shall be submitted to Dunedin City Council under section 176A of the RMA. The Outline Plan is to address potential adverse amenity and safety effects within the designated Bus Hub, having regard to the following matters:
 - a. Safe pedestrian crossings, including light-controlled crossings at each end of the Bus Hub, and a mid-block pedestrian crossing;
 - b. Where practicable, providing unbroken footpath surfaces across vehicle access ways to adjacent properties so as to indicate pedestrian priority;
 - c. Shelter within the Bus Hub (including staging if necessary) with a preference for continuous shelter above footpaths as far as practical; and
 - d. Streetscape design (for instance such elements as paving, shelters, street furniture, lighting, signage, landscaping, public toilet): The Outline Plan shall state the outcome of consultation with Dunedin City Council Urban Design team leader in the development of the materials palette proposed for the Bus Hub.
6. A Construction Management Plan (CMP) shall be submitted as part of the Outline Plan for the establishment of the Bus Hub, to deal with any adverse effects that may occur during the construction phase. The CMP shall

include, as a minimum, the following:

- a. Mitigation measures to reduce adverse effects on traffic management in relation to any nearby intersections or roads; and
 - b. Mitigation measures to reduce adverse effects on adjoining properties, including dust, noise, access to properties, and safety of people visiting the site.
7. Activities associated with the Bus Hub shall be carried out to achieve the following noise outcomes:
- a. noise during construction activities shall comply with the requirements of NZS 6803:1999 “Acoustics – Construction Noise”.
 - b. noise generated by activities being undertaken in accordance with the designation, shall comply with the applicable limits for the underlying zone at the time the Notice of Requirement is lodged, or the applicable Second Generation District Plan for Dunedin rules, if these are more lenient, except that vehicles operating within the designated site (including buses), are exempt from these requirements, and shall comply with the Land Transport (Road Users) Rule 2004, clause 7.4.
8. Signage is limited to information associated with the Bus Hub, Dunedin Public Transport Network and associated facilities, including signage associated with coffee kiosks, community events and public announcements.
9. A maximum of two coffee kiosks may be located within the designation site.
10. If an unidentified archaeological site is located during works, and if an archaeological authority is required for the works, the find shall be managed in accordance with the conditions of the relevant archaeological authority as granted by Heritage New Zealand Pouhere Taonga. Alternatively, if the works did not require archaeological authority pursuant to the Heritage New Zealand Pouhere Taonga Act 2014, then:
- a. Work shall cease immediately at that place, and within 20m around the site;
 - b. The contractor must shut down all machinery, secure the area, and advise the requiring authority;
 - c. The requiring authority shall secure the site and notify the Heritage New Zealand Pouhere Taonga Regional Archaeologist;
 - d. If the site is of Maori origin, the requiring authority shall notify the Heritage New Zealand Pouhere Taonga Regional Archaeologist, and the appropriate iwi groups or kaitiaki representative, of the discovery, and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act, Protected Objects Act);
 - e. If human remains (kōiwi tangata) are uncovered, the requiring authority shall advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative, and the above process under d shall apply. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded;
 - f. Works affecting the archaeological site and any human remains (kōiwi tangata) shall not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue;
 - g. Where iwi so request, any information recorded as the result of the find such as a description of location and content, is to be provided for their records;
 - h. Heritage New Zealand Pouhere Taonga will determine if an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue; and
 - i. The requiring authority will carry out any archaeological assessment required by Heritage New Zealand Pouhere Taonga.

Note: It is an offence under S87 of the Heritage New Zealand Pouhere Taonga Act 2014, to modify or destroy an archaeological site without an authority from Heritage New Zealand, irrespective of whether the works are permitted, or a consent or Outline Plan has been issued under the Resource Management Act.

11. As part of the Outline Plan for the establishment of the Bus Hub, the requiring authority shall include measures to mitigate the following adverse effects arising from the Bus Hub on the Community House:
 - a. Noise associated with the Bus Hub on the noise sensitive activities within the Community House;
 - b. Modification to air intakes to maintain air quality and ventilation within the Community House; and
 - c. Window tinting (or alternative measures) to mitigate loss of privacy for ground floor rooms adjacent to the Bus Hub.

This condition will be met if a separate commercial agreement is reached between the requiring authority and the Community House Trust.
12. No landscaping, buildings and structures higher than 700mm shall be located within the red shaded area shown in Figure 1, to ensure sight distances for drivers of vehicles entering or existing the Police Station, are provided. This condition shall not apply to a pole required to demarcate the pedestrian crossing, or a pole for a light within the red shaded area.
13. The requiring authority shall provide New Zealand Police access to the data from CCTV installed to monitor the Bus Hub.

A1.4.19 Radio N Z Limited & N Z M E. Radio Limited

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D294 Highcliff Road Site

Designation Number	D294
Requiring Authority	Radio N Z Limited
Designation Purpose	Highcliff Road Site - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	740 Highcliff Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D294 Conditions

Note: In all conditions below reference to "NZS 2772.1:1999". shall be read as to include "NZS 2772.1:1999 (or any subsequent amendment thereof or substitute for)".

Note: For clarification, Radio New Zealand has primary financial responsibility for this designation.

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. A sign which advised that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
3. At all times the facility shall be operated such that NZS 2772.1:1999 is met at all places beyond the

designation boundary, and unnecessary exposure shall be minimised accordingly.

4. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency exposures in places beyond the designation boundary to a level greater than 25% of the applicable maximum exposure in NZS 2772.1:1999 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of NZS 2772.1:1999, a measurement survey be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.
5. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, except work which meets one or more of the following criteria, provided that the Council reserves its discretion to waive the requirement for an outline plan under section 176A of the Resource Management Act 1991 for works which do not meet the following criteria:
 - a. like-for-like replacement structures;
 - b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection;
 - c. existing structures relocated on the site;
 - d. masts (including lattice masts) with a solid width up to and including 150mm in diameter;
 - e. antennas with a solid width of up to and including 300mm or a surface area up to and including 0.20m² on any one profile, except that antenna dishes up to and including 1.8m in diameter shall also not require an outline plan provided that they are screened from public viewpoints or located so that they are seen against a backdrop of buildings, trees or land and are finished in a colour which blends with their backdrop;
 - f. erection of buildings and structures within 50 metres of an existing building provided:
 - i. the existing building has a floor area at least 50 percent greater than the floor area of the proposed building or structure; and
 - ii. the height of the proposed building or structure is no greater than the maximum height of the existing building;
 - iii. the proposed building or structure shall be finished in the same or similar colour and hue as the existing building.
 - g. additions to existing buildings provided:
 - i. the additions increase the floor area of the existing building by no more than 100%;
 - ii. no part of the addition shall exceed the maximum height of the existing building;
 - iii. the addition shall be finished in the same or similar colour, hue and materials as the existing building.
6. Any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the height, shape and bulk of the public work, project or work;
 - b. the location on the site of the public work, project or work;
 - c. the likely finished contour of the site;
 - d. the vehicular access, circulation and the provision for parking;
 - e. the landscaping proposed; and
 - f. any other matters to avoid, remedy, or mitigate any adverse effects on the environment.

D296 Karetai Road Site

Designation Number	D296
Requiring Authority	Radio N Z Limited
Designation Purpose	Karetai Road Site - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	35 Karetai Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D296 Conditions

Note: In all conditions below reference to "NZS 2772.1:1999". shall be read as to include "NZS 2772.1:1999 (or any subsequent amendment thereof or substitute for)".

Note: For clarification, Radio New Zealand has primary financial responsibility for this designation.

1. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
2. A sign which advised that public access is prohibited and which warns of the dangers associated with trespass shall be erected on each accessway.
3. At all times the facility shall be operated such that NZS 2772.1:1999 is met at all places beyond the designation boundary, and unnecessary exposure shall be minimised accordingly.
4. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency exposures in places beyond the designation boundary to a level greater than 25% of the applicable maximum exposure in NZS 2772.1:1999 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of NZS 2772.1:1999 , a measurement survey be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.
5. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, except work which meets one or more of the following criteria, provided that the Council reserves its discretion to waive the requirement for an outline plan under section 176A of the Resource Management Act 1991 for works which do not meet the following criteria:
 - a. like-for-like replacement structures;
 - b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection;
 - c. existing structures relocated on the site;
 - d. masts (including lattice masts) with a solid width up to and including 150mm in diameter;
 - e. antennas with a solid width of up to and including 300mm or a surface area up to and including 0.20m² on any one profile, except that antenna dishes up to and including 1.8m in diameter shall also not



require an outline plan provided that they are screened from public viewpoints or located so that they are seen against a backdrop of buildings, trees or land and are finished in a colour which blends with their backdrop;

- f. erection of buildings and structures within 50 metres of an existing building provided:
 - i. the existing building has a floor area at least 50 percent greater than the floor area of the proposed building or structure; and
 - ii. the height of the proposed building or structure is no greater than the maximum height of the existing building;
 - iii. the proposed building or structure shall be finished in the same or similar colour and hue as the existing building.
 - g. additions to existing buildings provided:
 - i. the additions increase the floor area of the existing building by no more than 100%;
 - ii. no part of the addition shall exceed the maximum height of the existing building;
 - iii. the addition shall be finished in the same or similar colour, hue and materials as the existing building.
6. Any outline plan submitted to the Council in accordance with this condition shall contain the following information:
- a. the height, shape and bulk of the public work, project or work;
 - b. the location on the site of the public work, project or work;
 - c. the likely finished contour of the site;
 - d. the vehicular access, circulation and the provision for parking;
 - e. the landscaping proposed; and
 - f. any other matters to avoid, remedy, or mitigate any adverse effects on the environment.

A1.4.20 Spark N Z Trading Limited

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D319 Dunedin Exchange

Designation Number	D319
Requiring Authority	Spark N Z Trading Limited
Designation Purpose	Dunedin Exchange - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	18 Tennyson Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D319 Conditions

1. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection of construction of any new work only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection;
 - c. masts up to a maximum height of 13m. No slimline mast shall be greater than 1.25m in diameter up to a height of 5.5m, and no greater than 0.5m in diameter up to a height of 13m. No lattice mast shall be greater than 4.0m² in cross sectional area up to a height of 5.5m, and no greater than 2.5m² in cross sectional area up to a height of 13m.
 - d. aerials located up to a maximum height of 14m with a cross sectional area no greater than 1.0m².
 - e. antenna dish with: a maximum diameter of 1.8m; a maximum height of 2.7m above the building to which it is fixed; and finished with a colour which is similar to that of the structure or building on which it is fixed.
2. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the proposed shape and dimensions of the work;
 - b. the proposed location of the work on the site; and
 - c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

D332 Signal Hill Landmobile Station

Designation Number	D332
Requiring Authority	Spark N Z Trading Limited
Designation Purpose	Signal Hill Landmobile Station - Telecommunication and radiocommunication purposes and associated land uses, including installing, operating, maintaining, removing, replacing and upgrading telecommunication or radiocommunication facilities (which means any mast, aerial, antenna, antenna dish, radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting telecommunication or radiocommunication).
Location (address)	253 Signal Hill Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D332 Conditions

1. For any new buildings (excluding masts, aerials, antennas and attached transmission and reception equipment) the following shall apply:
 - a. Maximum Height - 10 metres.
2. An outline plan of proposed work shall be submitted to the Council for consideration prior to the erection or construction of any new work, only where the proposed work does not meet one or more of the following criteria. Where these criteria are met, the requirement to submit an outline plan shall be deemed to be waived in accordance with section 176A(2)(c) of the Resource Management Act:
 - a. like-for-like replacement structures;
 - b. temporary structures erected to enable servicing of existing structures provided that the temporary structure is completely removed within six months of its erection;
 - c. erection of buildings and structures (excluding masts and attached transmission equipment) within 50m of an existing building provided:
 - i. the existing building has a floor area at least 50% greater than the floor area of the proposed building or structure; and
 - ii. the height on the proposed building or structure is no greater than the maximum height of the existing building.
 - d. additions to existing buildings (excluding masts and attached transmission equipment) provided:
 - i. the additions increase the floor area of the existing building by no more than 100%;
 - ii. no part of the addition shall exceed the maximum height of the existing building;
 - iii. the addition shall be finished in the same or similar colour, hue and materials as the existing building.
3. In addition to the matters which must be addressed under section 176A of the Resource Management Act 1991, any outline plan submitted to the Council in accordance with this condition shall contain the following information:
 - a. the proposed shape and dimensions of the work;



- b. the proposed location of the work on the site; and
- c. the measures proposed for the mitigation of potential adverse effects of any work on visual and open space amenity.

A1.4.21 Taieri Gorge Railway Limited

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D364 Taieri Gorge Railway

Designation Number	D364
Requiring Authority	Taieri Gorge Railway Limited
Designation Purpose	Taieri Gorge Railway - Railway purposes
Location (address)	
Conditions	Yes
Legacy	2GP Review 2015 - New
Rollover Designation	No
Lapse Date	Given effect to - no lapse date

D364 Conditions

1. Activities undertaken within any tunnels shall be confined to:
 - a. the operation of the railway system throughout the tunnel;
 - b. activities which have the effect of maintaining and improving the railway system throughout the tunnel, specifically: re-sleepering; re-railing; re-ballasting; grouting or repairs to the tunnel linings or rock faces; the placement of rock anchors or additional minor support structures; and the laying of new communication cables; and
 - c. activities which have the effect of lowering the tunnel floor, other than by re-ballasting.
2. Only signs that are essential for the safe and efficient operation of the railway are to be erected on land subject to designation.

A1.4.22 Transpower N Z Limited

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

D365 Berwick Substation

Designation Number	D365
Requiring Authority	Transpower N Z Limited
Designation Purpose	Berwick Substation - National grid activities (including electricity substation and associated ancillary infrastructure)
Location (address)	54 Waipori Falls Road Berwick
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D365 Conditions

- An outline plan will be submitted for any work in accordance with Section 176A of the Resource Management Act 1991. However, in accordance with Section 176A(2)(b), and Outline Plan need not be submitted for the following activities or work:
 - Replacement of existing structures 'like for like'.
 - Structures which do not exceed a maximum height of 12.8 metres (where 12.8 metres = the height of the tallest equivalent structure on the site existing as at 13 March 2015).
 - Buildings which do not exceed a maximum height of 10 metres.
- Operation of the installation is to be in accordance with Transpower Approved Specification TP.SS 02.84 "Station Oil Services Maintenance" and Transpower Approved Policy TP.GS 54.01 "Oil Spill Management" or any new specification or policy which is designed to replace these documents.
- In the event of any major oil spill (being an oil spill incident that cannot be controlled without immediate additional assistance), whether confined by bunding or not, or any unconfined oil spill in excess of 15 litres which enters the environment or any Council owned reticulated system, the requiring authority shall notify Council of that spill as soon as reasonably practicable, and the requiring authority shall provide Council with an incident report which includes a description of the measures taken to mitigate any effects of that spill.
- The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
- A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be maintained on each accessway.
- The facility shall at all times be operated in accordance with AS/NZS2772.1:1999 in all places the public may reasonably access.
- The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency or electromagnetic field exposures in publicly accessible areas around the facility to a level greater than 25% of the applicable maximum exposure in AS/NZS2772.1: 1999 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of AS/NZS2772.1:1999, a measurement survey be undertaken by a suitably qualified independent radiation monitoring authority once the

changes have been installed and commissioned, and the results provided to Council.

8. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (2010), or any new limits which are designed to replace this standard.

D366 Halfway Bush Substation

Designation Number	D366
Requiring Authority	Transpower N Z Limited
Designation Purpose	Halfway Bush Substation - National grid activities (including electricity substation and associated ancillary infrastructure)
Location (address)	48 Wakari Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D366 Conditions

1. Where the designated site shares a boundary with a residential zoned property the following bulk and location requirements shall apply along that boundary in respect of all new works:
 - a. Front yard - 4.5 metres.
 - b. Side and rear yards - 2 metres.
 - c. Maximum height - 33 metres (where 33m = the height of the tallest structure present at the site on 13 March 2015).
2. Operation of the installation is to be in accordance with the Transpower Approved Specification TP.SS 02.84 "Station Oil Services and Maintenance" and Transpower Approved Policy TP.GS 54.01 "Oil Spill Management" or any new specification or policy which is designed to replace these documents.
3. In the event of any major oil spill (being an oil spill incident that cannot be controlled without immediate additional assistance), whether confined by bunding or not, or any unconfined oil spill in excess of 15 litres which enters the environment or any Council owned reticulated system, the requiring authority shall notify Council of that spill as soon as reasonably practicable, and the requiring authority shall provide Council with an incident report which includes a description of the measures taken to mitigate any effects of that spill.
4. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
5. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be maintained on each accessway.
6. The facility shall at all times be operated in accordance with AS/NZS2772.1:1999 in all places the public may reasonably access.
7. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency or electromagnetic field exposures in publicly accessible areas around the facility to a level greater than 25% of the applicable maximum exposure in AS/NZS2772.1:1999 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of AS/NZS2772.1:1999, a

measurement survey be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.

8. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (2010), or any new limits which are designed to replace this standard.

D367 South Dunedin Substation

Designation Number	D367
Requiring Authority	Transpower N Z Limited
Designation Purpose	South Dunedin Substation - National grid activities (including electricity substation and associated ancillary infrastructure)
Location (address)	46 Otaki Street Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D367 Conditions

1. Operation of the installation is to be in accordance with the Transpower Approved Specification TP.SS 02.84 "Station Oil Services and Maintenance" and Transpower Approved Policy TP.GS 54.01 "Oil Spill Management" or any new specification or policy which is designed to replace these documents.
2. In the event of any major oil spill (being an oil spill incident that cannot be controlled without immediate additional assistance), whether confined by bunding or not, or any unconfined oil spill in excess of 15 litres which enters the environment or any Council owned reticulated system, the requiring authority shall notify Council of that spill as soon as reasonably practicable, and the requiring authority shall provide Council with an incident report which includes a description of the measures taken to mitigate any effects of that spill.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be maintained on each accessway.
5. The facility shall at all times be operated in accordance with AS/NZS2772.1:1999 in all places the public may reasonably access, and unnecessary exposure shall be avoided.
6. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency or electromagnetic field exposures in publicly accessible areas around the facility to a level greater than 25% of the applicable maximum exposure in AS/NZS2772.1:1999 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of AS/NZS2772.1:1999, a measurement survey be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.
7. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (2010), or any new limits which are designed to replace this standard.

D368 Three Mile Hill Switching Station

Designation Number	D368
Requiring Authority	Transpower N Z Limited
Designation Purpose	Three Mile Hill Switching Station - National grid activities (including electricity substation and associated ancillary infrastructure)
Location (address)	231 Three Mile Hill Road Dunedin
Conditions	Yes
Legacy	
Rollover Designation	Yes
Lapse Date	Given effect to - no lapse date

D368 Conditions

1. Operation of the installation is to be in accordance with the Transpower Approved Specification TP.SS 02.84 "Station Oil Services and Maintenance" and Transpower Approved Policy TP.GS 54.01 "Oil Spill Management" or any new specification or policy which is designed to replace these documents.
2. In the event of any major oil spill (being an oil spill incident that cannot be controlled without immediate additional assistance), whether confined by bunding or not, or any unconfined oil spill in excess of 15 litres which enters the environment or any Council owned reticulated system, the requiring authority shall notify Council of that spill as soon as reasonably practicable, and the requiring authority shall provide Council with an incident report which includes a description of the measures taken to mitigate any effects of that spill.
3. The requiring authority shall take all reasonable precautions against unauthorised public access at all times.
4. A sign which advises that public access is prohibited and which warns of the dangers associated with trespass shall be maintained on each accessway.
5. The facility shall at all times be operated in accordance with AS/NZS2772.1:1999 in all places the public may reasonably access, and unnecessary exposure shall be avoided.
6. The requiring authority shall notify the Council of any proposed changes to transmitting equipment which will have the effect of increasing radio frequency or electromagnetic field exposures in publicly accessible areas around the facility to a level greater than 25% of the applicable maximum exposure in AS/NZS2772.1:1999 and shall provide the Council with an estimate of the likely maximum exposure which can be expected as a result of the change. If estimated exposures exceed 25% of the public limit of AS/NZS2772.1:1999, a measurement survey be undertaken by a suitably qualified independent radiation monitoring authority once the changes have been installed and commissioned, and the results provided to Council.
7. The strength of electric and magnetic fields generated by infrastructure located at the site shall not, within all publicly accessible areas, exceed the limits for continuous non-occupational exposure confirmed by the International Commission on Non-Ionising Radiation Protection (2010), or any new limits which are designed to replace this standard.

A1.5 Scheduled Mining Activities {Recommended for addition - CP 874.2 and others}

Note: Amendments to the Schedules below are not marked up as they are in other sections of the plan as they are drawn from a different source. Any changes to Schedules are detailed in the Decision Report for the relevant section.

Mining Act number	Mine name	Mine location	Related performance standard
SMA001	Aramoana Quarry	Pt Secs 47 to 49 Blk V North Harbour Survey District (CT 13C/755)	Rule 16.5.15
SMA002	Blackhead Quarry	Sec 3 Blk XIV Dunedin & East Taieri SD and Secs 153-155 Green Island Bush SD (CTs 255/200 & 255/278)	Rule 16.5.15
SMA003	Mt Kettle Quarry	Secs 57/58 Blk VII North Harbour & Blueskin SD	Rule 16.5.15
SMA004	Fairfield Sandpit No. 3	Lot 3 DP 475506	Rule 16.5.15
SMA005	Fairfield Sand Pit No. 1	Lots 1-3 DP 474064, Pt Secs 33-37 and Pt Sec 53 Green Island West SD	Rule 15.5.16
SMA006	Waldronville Gun Club Sand Pit	Part of the Island Park Recreation Reserve as defined by Mining Licence No 41740	Rule 20.5.10

A2. Heritage Precinct Values

A2.1 Residential Heritage Precinct Values

A2.1.1 York Place - Stuart Street - Arthur Street Residential Heritage Precinct

A2.1.1.1 Description of area

The York Place - Stuart Street - Arthur Street Residential Heritage Precinct is located on the slopes rising from the central city below the town belt to Otago Boys High School. It encompasses the top of York Place, Cargill Street, and parts of Stuart Street. The area is defined by the large number of historic and character buildings with a preponderance of middle class homes and 'townhouses', in comparison to the grander homes of the nearby Royal Terrace - Pitt Street - Heriot Row Residential Heritage Precinct or the working class homes characteristic of the Dundas Street - Castle Street Heritage Precinct near the campus.

Because it is located on the slopes rising from the city on a busy arterial route, the precinct is highly visible from the city centre. The complex cluster of rooflines and variation in building forms defines the look and feel of the area, and new development within the precinct should avoid introducing forms such as large expanses of single materials or long horizontal planes that could easily become visually dominant when viewed from outside the precinct. Buildings are generally two storeys at the road frontage, though due to topography some will extend to three storeys. Fences, hedges and retaining walls are an integral part of the street frontage.

Although not located within the precinct, the imposing buildings of Otago Boys High School and King Edward Technical College form visually dominant bookends at the lower and upper ends of the precinct. Building activity that obscures views of these landmarks from within the precinct should be avoided.

The area contains a diverse range of architectural styles from a range of periods of Dunedin's history. While the Victorian style and period is most well represented there are also quality examples of Edwardian, Arts and Crafts, Art Deco, and modern architectural styles within the precinct. The diverse styles within the area reflect the area's proximity to the city centre and its popularity with an aspiring class. Similar to the nearby Royal Terrace - Pitt Street - Heriot Row Residential Heritage Precinct, this has resulted in a more eclectic mix of architectural styles, with a strong focus on quality as a key characteristic in this area too.

Whereas the wealth of the Royal Terrace - Pitt Street - Heriot Row Residential Heritage Precinct encouraged the development of large homes with substantial curtilages of gardens and lawns, the York Place - Stuart Street - Arthur Street Residential Heritage Precinct's lower socio-economic status meant both sites and buildings were generally smaller, although still of a relatively large scale compared to other parts of Dunedin. Houses here typically occupy a high percentage of the site, and tend to be located close to the front boundary, creating a relatively consistent building line and strongly urban feel from the street. The location of buildings in this manner has also created enclosed green spaces at the rear that link to form green corridors visible from the more elevated parts of the precinct, creating private backyards and imparting a very different character for the inward facing views from the homes.

There are relatively few modern buildings in the precinct. Those buildings constructed of good quality materials and using materials, bulk and location and scale consistent with established buildings in the precinct have tended to sit more comfortably than those that have paid less attention to context.

Future new buildings should reflect a residential scale, although this can obviously be of relatively large scale given the size of many of the existing buildings. With the eclectic architectural styles in the area, there are a range of design influences that can be drawn upon, and a focus on architectural quality rather than duplicating a specific style is more likely to lead to positive insertions in the precinct.

As a well-preserved residential heritage precinct in the city that is highly demonstrative of a sector of Dunedin's early society and economy, every effort should be made to maintain the quality, consistency, and integrity of the precinct

as a showcase of the city's heritage. The growing interest in the area from student housing developers needs to be managed to ensure the character is not lost as a result of the insertion of new buildings of low aesthetic quality.

A2.1.1.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. The large number of scheduled heritage buildings in the area
- b. Residential dwellings of substantial scale with high levels of site coverage
- c. Buildings located close to the front of the site
- d. A general lack of visible off-street car parking, including garages and car ports
- e. Established gardens and trees
- f. A strong focus on architectural quality.

A2.1.1.3 Principal threats to values

- a. The demolition of existing scheduled heritage and character-contributing buildings
- b. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
- c. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
- d. The removal of original materials and features from heritage buildings
- e. Car parking in front of buildings
- f. The loss of established trees and gardens
- g. High fences and walls reducing the interplay between the public realm and front yards
- h. The visibility of infrastructure and services related to student/medium-density housing where not well planned (rubbish and recycling bins, etc.)
- i. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition. {Her 547.66}

A2.1.1.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
1. Height		
a.	New buildings should be consistent in height ~~to~~ <u>with</u> immediate neighbours where these are scheduled heritage buildings or character-contributing buildings.	Suggested
2. Bulk and location		
a.	Houses should be orientated so that the front wall is parallel with the street.	Preferred
b.	Buildings at the front of the site should be built close to the road boundary, consistent with the adjacent scheduled heritage building or character-contributing building.	Preferred
3. Car parking		
a.	Where possible, parking areas should be located discreetly to the rear of dwelling units. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.	Preferred
b.	Where garages or car ports are visible from the road front they should be integrated into the building, or if stand-alone they must be single and similar in style and materials to the heritage or character-contributing dwelling they are associated with. Garages are preferred over car ports.	Preferred
4. Design		
a.	New buildings should be sympathetic to existing scheduled heritage buildings or character-contributing buildings in the part of the precinct they are located in.	Preferred
b.	New buildings will generally draw important design cues from Victorian, Edwardian, Arts and Crafts or Deco heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitch, window alignment, materials and details, although these may be expressed in a simpler fashion than on historic buildings.	Suggested
c.	Road facing façades should clearly look like the front of a building.	Preferred
d.	Buildings should have a clear entrance way, visible from the street. This entrance should include some architectural detail and should not be not be a ranch slider.	Preferred
e.	Window placement and alignment must be a key component of the design of the building.	Preferred
f.	Roof pitch should be between 30° and 45°. Pitch may be lower where the roof is concealed behind a parapet.	Suggested Preferred {Her 293.168 and others}
5. Materials		
a.	Building façades should be clad in materials such as plaster, brick, stone, concrete or weatherboards, which are visually consistent with the traditional materials of the precinct.	Preferred
b.	Buildings should avoid the use of single cladding materials and use a mix of materials to create shadow/depth and visual interest in the façade.	Suggested

Features or characteristics		Suggested/Preferred
c.	Unrendered brick and stone should remain unrendered on existing buildings.	Preferred
6. Fences and walls		
a.	Front fences should preferably be no higher than 1400mm on road frontages to protect views of buildings. Side fences should only go higher once they have passed the building setback. Fences higher than 1400mm should be visually impermeable. {Her 293.169}	Preferred
b.	Fences should be made from similar materials to those traditionally associated with scheduled heritage and character-contributing buildings in the area e.g. wrought iron, timber, brick or stone. Concrete block and basic pool fencing should be avoided.	Suggested
c.	Retaining walls should be constructed of materials such as rendered concrete block, crib walling or stone, rather than gabion baskets, timber or sheet materials such as iron.	Suggested
7. Colour		
a.	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
b.	Unpainted brick and stone on existing buildings should remain unpainted.	Preferred
8. Signs		
a.	Signs are discreet and kept to a minimum.	Preferred
b.	Signs on buildings should not dominate façades or conceal windows or architectural features.	Preferred
9. Other		
a.	Building utilities should be located in a way that reduces visual clutter. Where located in areas visible to the public, they should be installed discreetly or screened from view.	Preferred

A2.1.2 Royal Terrace - Pitt Street - Heriot Row Residential Heritage Precinct

A2.1.2.1 Description of area

The Royal Terrace - Pitt Street - Heriot Row Place Residential Heritage Precinct is located on the slopes rising from the central city below the town belt. It encompasses the area bounded by Royal Terrace, Pitt Street and London Street. The area is strongly defined not only by the large number of original, impressive, high quality mansions, but also the backdrop of the town belt, and the mature trees and large gardens of many of the properties.

The area contains a diverse range of architectural styles, from a range of periods of Dunedin's history. While the Victorian style and period is most well represented there are also quality examples of Edwardian, Arts and Crafts, Art Deco, and modern architectural styles within the precinct. The diverse styles within the area reflect the area's popularity as an address for many of the city's wealthiest early residents and entrepreneurs, whose homes were a testament to their wealth and influence. Their wealth and resources, in addition to their exposure to overseas architectural and cultural trends, encouraged them to experiment with different architectural styles, altering and redeveloping or replacing homes in the area. The result is a more eclectic mix of architectural styles, with a strong focus on quality.

This wealth also influences another characteristic of the precinct - a tendency towards larger residential buildings. The precinct is strongly defined by the number of large homes and mansions and their adjoining grounds and gardens. These large homes dominate the streetscape. While there are some clusters of smaller homes (particularly at the northern end of Heriot Row and towards London Street), these are less typical of the precinct and tend to be built on much smaller sites, with a high level of site coverage. Buildings are generally two storeys at the road frontage, although there is greater flexibility in height in this precinct than in others. Fences, hedges and retaining walls are an integral part of the street frontage.

There are relatively few modern buildings in the precinct and while the most recent have been designed sympathetically, buildings from the 1960s-1990s are generally less sensitive to their context. St Hilda's school buildings are also a less sensitive insertion into the precinct. While they clearly have their own architectural merit, their scale means they have a rather overbearing impact on the surrounding area.

Future new buildings should reflect a residential scale, though this can obviously be of relatively large scale, given the size of many of the existing buildings. With the eclectic architectural styles in the area, there are a range of influences that can be drawn upon, and a focus on architectural quality rather than duplicating a specific style is more likely to lead to positive insertions in the precinct.

As a well-preserved residential precinct in the city that is highly demonstrative of the wealth of Dunedin's early society and economy, every effort should be made to maintain quality, consistency, and integrity of the precinct as a showcase of the city's heritage. The growing interest in the area from student housing developers needs to be managed to ensure the character is not lost as a result of the insertion of new buildings of low aesthetic quality.

A2.1.2.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. The large number of scheduled heritage and character-contributing **{Her 293.171 and 299.133}** buildings in the area
- b. Residential dwellings of substantial scale with appropriate curtilage
- c. A general lack of visible off-street car parking, including garages and car ports
- d. Established gardens and trees
- e. A strong focus on architectural quality

A2.1.2.3 Principal threats to values

- a. The demolition of existing scheduled heritage and character-contributing buildings
- b. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
- c. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
- d. The removal of original materials and features from scheduled heritage buildings
- e. Car parking in front of buildings
- f. The loss of established trees and gardens
- g. High fences and walls reducing the interplay between the public realm and front yards
- h. The visibility of infrastructure and services related to student/medium-density housing where not well planned (rubbish and recycling bins, etc.)
- i. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition. {Her 547.66}

A2.1.2.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
1. {Her cl.16} Height		
4- a. {Her cl.16}	New buildings should be consistent in height to <u>with {Her cl.16}</u> immediate neighbours where these are scheduled heritage buildings or character-contributing buildings.	Suggested
2. {Her cl.16} Bulk and location		
2- a. {Her cl.16}	Houses should be orientated so that the front wall is parallel with the street.	Preferred
3- b. {Her cl.16}	New buildings should be consistent with the building line of adjacent scheduled heritage buildings or character-contributing buildings, as far as practicable.	Preferred
3. {Her cl.16} Car parking		
4- a. {Her cl.16}	Where possible, parking areas should be located discreetly to the rear of dwelling units. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.	Preferred
5- b. {Her cl.16}	Where garages or car ports are visible from the road front they should be integrated into the building, or if stand-alone they must be single and similar in style and materials to the heritage or character-contributing dwelling they are associated with. Garages are preferred over car ports.	Preferred
4. {Her cl.16} Design		
6- a. {Her cl.16}	New buildings should be sympathetic to existing scheduled heritage buildings or character-contributing buildings in the part of the precinct they are located in.	Preferred

Features or characteristics		Suggested/Preferred
7- b. {Her cl.16}	New buildings will generally draw important design cues from Victorian, Edwardian, Arts and crafts or Deco heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitch, window alignment, materials and details, although these may be expressed in a simpler fashion than on historic buildings.	Suggested
8- c. {Her cl.16}	Road facing façades should clearly look like the front of a building.	Preferred
9- d. {Her cl.16}	Buildings should have a clear entrance way, visible from the street. This entrance should include some architectural detail and should not be a ranch slider.	Preferred
10- e. {Her cl.16}	Window placement and alignment should be a key component of the design of the building.	Preferred
11- f. {Her cl.16}	Roof pitch should be between 30° and 45°. Pitch may be lower where the roof is concealed behind a parapet.	Suggested Preferred {Her 299.168 and others}
5. {Her cl.16} Materials		
12- a. {Her cl.16}	Building façades should be clad in materials such as plaster, brick, stone, concrete or weatherboards, which are visually consistent with the traditional materials of the precinct.	Preferred
13- b. {Her cl.16}	Buildings should avoid the use of single cladding materials and use a mix of materials to create shadow/depth and visual interest in the façade.	Suggested
14- c. {Her cl.16}	Unrendered brick and stone should remain unrendered on existing buildings.	Preferred
6. {Her cl.16} Fences		
15- a. {Her cl.16}	Front fences should preferably be no higher than 1400mm on road frontages to protect views of buildings. Side fences should only go higher once they have passed the building setback. Fences higher than 1400mm should be visually impermeable. {Her 293.169}	Preferred
16- b. {Her cl.16}	Fences should be made from similar materials to those traditionally associated with scheduled heritage and character-contributing buildings in the area e.g. wrought iron, timber, brick or stone. Concrete block and basic pool fencing should be avoided.	Suggested
17- c. {Her cl.16}	Retaining walls should be constructed of materials such as rendered concrete block, crib walling or stone, rather than gabion baskets, timber or sheet materials such as iron.	Suggested
7. {Her cl.16} Colour		

Features or characteristics		Suggested/Preferred
18- a. {Her cl.16}	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
19- b. {Her cl.16}	Unpainted brick and stone on existing buildings should remain unpainted.	Preferred
8. {Her cl.16} Signs		
20- a. {Her cl.16}	Signs are discreet and kept to a minimum.	Preferred
21- b. {Her cl.16}	Signs on buildings should not dominate façades or conceal windows or architectural features.	Preferred
9. {Her cl.16} Other		
22- a. {Her cl.16}	Building utilities should be located in a way that reduces visual clutter. Where located in areas visible to the public, they should be installed discreetly or screened from view.	Preferred

A2.1.3 Dundas Street - Castle Street Residential Heritage Precinct

A2.1.3.1 Description of area

The Dundas Street - Castle Street Residential Heritage Precinct is located at the heart of the student residential area, centered on Dundas Street and Castle Street. It extends from the Botanic Garden to St David Street within the University Campus, and from Clyde Street to Cumberland Street. The area is most strongly defined by its early working class housing stock and the concentration of students who now live in the area, giving it a distinctive and lively character.

While the overriding theme in the architectural character of the area is its working class housing stock, there are a number of styles represented. The most common forms are the double bay villa, bungalow, and terrace. The terrace style is strongly represented in the area, with a number of large blocks located on the northern side of Dundas Street giving this area a distinctive character within Dunedin and within the campus area itself. ~~Fences and hedges are an integral part of the road frontage and~~ In this part of the precinct {Her 959.8} buildings are generally two storeys at the road frontage. On Castle Street, the single-storey villa is the most common form. Fences and hedges are an integral part of the road frontage. {Her 959.8}

Generally there is a strong connection between individual houses and the street, with dwellings facing the street. This allows for a high level of interaction between street and on-site activity. This interaction is encouraged by the shallow setbacks of buildings, low front fences and visible front yards, clear entranceways, and large numbers of front verandahs and balconies.

Over the last few years, there has been a growing number of new buildings constructed in the precinct, almost exclusively built as student accommodation, responding to the high demand for accommodation in close proximity to the campus. These vary in quality and the degree to which they blend into the neighbourhood. The most successful exhibit a scale and level of detailing that is consistent with the buildings around them. The less successful ones demonstrate less attention to their surrounds, leading to inconsistent scale, setback or form, and the use of materials that are inconsistent with those typical of the precinct. In addition, large developments near the north and south fringes of the precinct demonstrate the potential adverse effects of incompatible style when it is magnified to a large scale. It is important that new buildings visible from the street are sensitive to the character of the area.

Alterations to existing character-contributing and heritage buildings, as these are altered or extended for student use, can also have adverse effects on the character of individual buildings and the overall amenity and character of the area. It is important that these additions and alterations are undertaken as sensitively as possible to ensure they do not undermine the character of the area.

As with other heritage precincts close to the University, the strong redevelopment demand and regular refurbishment of student flats means there is a great deal of pressure on the character of the precinct. There is a risk that this character will be gradually eroded over time. The significance of this area as a working class neighbourhood means that controls over new development and the alteration of existing buildings are necessary to defend the historic character from development primarily aimed at maximising density.

A2.1.3.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. The large number of scheduled heritage buildings in the area
- b. The repetition and symmetry within blocks
- c. The visibility of small front gardens with low fences, walls or hedges
- d. The strong focus on verticality in design
- e. A general lack of visible off-street car parking, including garages and car ports

- f. The focus on buildings facing the street and presenting attractive and welcoming façades
- g. The dominance of terraced housing as a building form on Dundas Street

A2.1.3.3 Principal threats to values

- a. The demolition of existing scheduled heritage and character-contributing buildings
- b. Insufficient maintenance of buildings
- c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
- d. The removal of original materials and features from scheduled heritage buildings
- e. The use of inconsistent materials or styles in alterations to existing heritage and character buildings
- f. Car parking in front of buildings
- g. The loss of established trees and gardens
- h. High fences and walls reducing the interplay between the public realm and front yards
- i. The visibility of infrastructure and services related to student/medium-density housing where not well planned (rubbish and recycling bins, etc.)
- j. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition. {Her 547.66}

A2.1.3.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
1. {Her cl.16} Height		
a. {Her cl.16}	New buildings should be consistent in height to <u>with</u> {Her cl.16} immediate neighbours where these are scheduled heritage buildings or character-contributing buildings.	Suggested
2. {Her cl.16} Bulk and location		
a. {Her cl.16}	Houses should be orientated so that the front wall is parallel with the street.	Preferred
b. {Her cl.16}	Buildings at the front of the site should be built close to the road boundary, consistent with the adjacent scheduled heritage buildings or character-contributing buildings.	Preferred
3. {Her cl.16} Car parking		
a. {Her cl.16}	Where possible, parking areas should be located discreetly to the rear of dwelling units. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.	Preferred
b. {Her cl.16}	Where garages or car ports are visible from the road front they should be integrated into the building, or if stand-alone they must be single and similar in style and materials to the heritage or character-contributing dwelling they are associated with. Garages are preferred over car ports.	Preferred
4. {Her cl.16} Design		

Features or characteristics		Suggested/Preferred
<u>a.</u> {Her cl.16}	New buildings should be sympathetic to existing scheduled heritage buildings or character-contributing buildings.	Preferred
<u>b.</u> {Her cl.16}	New buildings will generally draw important design cues from Victorian or Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitch, window alignment, materials and details, although these may be expressed in a simpler fashion than on historic buildings.	Suggested
<u>c.</u> {Her cl.16}	Larger buildings should use methods such as detailing, rhythm, division into bays and the use of a variety of materials etc. in order to reduce the perceived scale of buildings.	Suggested
<u>d.</u> {Her cl.16}	Buildings should accentuate a vertical dimension.	Suggested
<u>e.</u> {Her cl.16}	Buildings should present a balanced, symmetrical façade to the street.	Suggested
<u>f.</u> {Her cl.16}	Road facing façades should clearly look like the front of a building.	Preferred
<u>g.</u> {Her cl.16}	Buildings should have a clear entrance way, visible from the street. This entrance should include some architectural detail and should not be a ranch slider.	Preferred
<u>h.</u> {Her cl.16}	Window placement and alignment should be a key component of the design of the building, accentuating the verticality and symmetry of the building.	Preferred
<u>i.</u> {Her cl.16}	Roof pitch should be between 30° and 45°. Pitch may be lower where the roof is concealed behind a parapet.	Suggested
<u>j.</u> {Her cl.16}	Roofs should be gabled. At least one gable should face the road frontage, unless the building is a terraced house or cottage.	Preferred
5. {Her cl.16} Materials		
<u>a.</u> {Her cl.16}	Building façades should be clad in materials such as plaster, brick, stone, concrete or weatherboards, which are visually consistent with the traditional materials of the precinct.	Preferred
<u>b.</u> {Her cl.16}	Buildings should avoid the use of single cladding materials and use a mix of materials to create shadow/depth and visual interest in the façade.	Suggested
<u>c.</u> {Her cl.16}	Unrendered brick and stone should remain unrendered on existing buildings.	Preferred

Features or characteristics		Suggested/Preferred
6. {Her cl.16} Fences and walls		
a. {Her cl.16}	Front fences should preferably be no higher than 1400mm on road frontages to protect views of buildings. Side fences should only go higher once they have passed the building setback. Fences higher than 1400mm should be visually impermeable. {Her cl.16}	Preferred
b. {Her cl.16}	Fences should be made from similar materials to those traditionally associated with scheduled heritage and character-contributing buildings in the area e.g. wrought iron, timber, brick or stone. Concrete block and basic pool fencing should be avoided.	Suggested
7. {Her cl.16} Colour		
a. {Her cl.16}	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
b. {Her cl.16}	Unpainted brick and stone on existing buildings should remain unpainted.	Preferred
8. {Her cl.16} Signs		
a. {Her cl.16}	Signs are discreet and kept to a minimum.	Preferred
b. {Her cl.16}	Signs on buildings should not dominate façades or conceal windows or architectural features.	Preferred
9. {Her cl.16} Other		
a. {Her cl.16}	Building utilities should be located in a way that reduces visual clutter. Where located in areas visible to the public, they should be installed discreetly or screened from view.	Preferred

A2.1.4 North Ground Residential Heritage Precinct

A2.1.4.1 Description of area

The North Ground Residential Heritage Precinct surrounds the North Ground Reserve, taking in parts of St David Street, Great King Street North, Dundas Street, and Cumberland Street North. The area is strongly defined by the reserve and established trees at its heart, the large number of pre-1940 homes, and the area's proximity to the University of Otago.

The area exhibits a range of building styles from periods of the 1890s to 1930s. There are two styles that are most strongly represented; 1930s bungalows and Victorian two-storey homes. Archetypal buildings from these periods most strongly define the character of the precinct.

Victorian/Edwardian period and style buildings tend to cluster in the northern half of the precinct. There are a range of residential styles evident from this period. While there are a few typical Dunedin double-bay villas, these are much less common in this area than in other heritage precincts in the city. Instead, there are a greater number of two-storeyed residences, commonly in a duplex or terrace form, or tall and narrow and built close to the front boundary. There are relatively few large Victorian homes. Fences and hedges are an integral part of the street frontage.

The other common style is represented by buildings built in the 1930s. These buildings tend to cluster more in the southern half of the precinct. These mid-1930s buildings are a mix of single level bungalows and two storey townhouses. They are generally of high quality construction and design.

Also prominent within the precinct are two church buildings with associated halls: The Dundas Street former Methodist Church and All Saints church. Apart from the University buildings at the boundary, these churches are the largest buildings in the precinct, and their scale and design adds architectural quality and height to the precinct.

The predominance of red brick as a construction material is a unifying characteristic that is consistent throughout the precinct. Masonry and/or roughcast are also common materials, often in combination with brick to create architectural detail in façades. There are fewer timber buildings than is common elsewhere in Dunedin. Due to the small site sizes, dwellings tend to be built close to the front boundary and side boundaries and occupy a high overall percentage of the site.

There are a small number of modern buildings in the precinct. These are almost exclusively along the state highways and comprise flats, motels and large student flats on Great King Street, and buildings associated with All Saints Church and the University on Cumberland Street North. The architectural cohesiveness along Cumberland Street has been eroded over time with a mix of building styles that are inconsistent with the character of the area. In addition to this eroded edge, the other main discordant notes are the impact of off-street parking at the front of sites, and out-of-character alterations to the existing character buildings, such as the installation of modern windows.

This remains a well-preserved and distinct residential precinct on the periphery of the University. It houses an interesting mix of pre-WW2 housing styles with a cohesive materials palette and preponderance of red brick. The growing influence of the University over time can be seen in the precinct, along with other pillars of Dunedin's history, religion and sport. The location straddling the state highway system makes this a highly visible microcosm of Dunedin's architectural and social heritage that should be protected and enhanced in coming years.

A2.1.4.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. The large number of heritage and character-contributing buildings in the area
- b. The open space/sports ground at the heart of the precinct surrounded by established trees
- c. The use of red brick in construction
- d. The consistent building setbacks and heights

- e. The visibility of small front gardens with low fences, walls or hedges
- f. A general lack of visible off-street car parking, including garages and car ports
- g. The focus on buildings presenting attractive and welcoming façades to the street

A2.1.4.3 Principal threats to values

- a. The demolition of existing scheduled heritage and character-contributing buildings
- b. Insufficient maintenance of buildings
- c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
- d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
- e. The removal of original materials and features from scheduled heritage buildings
- f. The use of inconsistent materials or styles in alterations to existing heritage and character buildings
- g. Car parking in front of buildings
- h. The loss of established trees and front gardens
- i. High fences and walls reducing the interplay between the public realm and front yards
- j. The visibility of infrastructure and services related to student/medium-density housing where not well planned (rubbish and recycling bins, etc.)
- k. Construction of further large multi-unit residential or commercial residential developments where these are out of scale with surrounding development
- l. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition. {Her 547.66}

A2.1.4.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
1. {Her cl.16} Height		
a. {Her cl.16}	New buildings should be consistent in height to ~~to~~ with {Her cl.16} immediate neighbours where these are scheduled heritage buildings or character-contributing buildings.	Suggested
2. {Her cl.16} Bulk and location		
a. {Her cl.16}	Houses should be orientated so that the front wall is parallel with the street.	Preferred
b. {Her cl.16}	Buildings at the front of the site should be built close to the road boundary, consistent with the adjacent scheduled heritage buildings or character-contributing buildings.	Preferred
3. {Her cl.16} Car parking		
a. {Her cl.16}	Where possible, parking areas should be located discreetly to the rear of dwelling units. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.	Preferred

Features or characteristics		Suggested/Preferred
<u>b.</u> {Her cl.16}	Where garages or car ports are visible from the road front they should be integrated into the building, or if stand-alone they must be single and similar in style and materials to the heritage or character-contributing dwelling they are associated with. Garages are preferred over car ports.	Preferred
4. {Her cl.16} Design		
<u>a.</u> {Her cl.16}	New buildings should be sympathetic to existing scheduled heritage buildings or character-contributing buildings in the part of the precinct they are located in.	Preferred
<u>b.</u> {Her cl.16}	New buildings will generally draw important design cues from Victorian, Edwardian or 1930s heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitch, window alignment, materials and details, although these may be expressed in a simpler fashion than on historic buildings.	Suggested
<u>c.</u> {Her cl.16}	Larger buildings should use methods such as detailing, rhythm, division into bays and the use of a variety of materials etc. in order to reduce the perceived scale of buildings.	Suggested
<u>d.</u> {Her cl.16}	Buildings should present a balanced, symmetrical façade to the street.	Suggested
<u>e.</u> {Her cl.16}	Road facing façades should clearly look like the front of a building.	Preferred
<u>f.</u> {Her cl.16}	Buildings should have a clear entrance way, visible from the street. This entrance should include some architectural detail and should not be not be a ranch slider.	Preferred
<u>g.</u> {Her cl.16}	Window placement and alignment should be a key component of the design of the building, accentuating a balanced form and adding architectural detail to the building.	Preferred
<u>h.</u> {Her cl.16}	Roof pitch should be between 30° and 45°. Pitch may be lower where the roof is concealed behind a parapet.	Suggested
5. {Her cl.16} Materials		
<u>a.</u> {Her cl.16}	Building façades should be clad in materials such as plaster, brick, stone, concrete or weatherboards, which are visually consistent with the traditional materials of the precinct. Timber weatherboards may be used in detailing, but not as the main cladding material.	Preferred
<u>b.</u> {Her cl.16}	Buildings should avoid the use of single cladding materials and use a mix of materials to create shadow/depth and visual interest in the façade.	Suggested
<u>c.</u> {Her cl.16}	Unrendered brick and stone should remain unrendered on existing buildings.	Preferred

Features or characteristics		Suggested/Preferred
6. {Her cl.16} Fences and walls		
a. {Her cl.16}	Front fences should preferably be no higher than 1400mm on road frontages to protect views of buildings. Side fences should only go higher once they have passed the building setback. Fences higher than 1400mm should be visually impermeable. {Her 293.169}	Preferred
b. {Her cl.16}	Fences should be made from similar materials to those traditionally associated with scheduled heritage and character-contributing buildings in the area e.g. wrought iron, timber, brick or stone. Concrete block and basic pool fencing should be avoided.	Suggested
7. {Her cl.16} Colour		
a. {Her cl.16}	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
b. {Her cl.16}	Unpainted brick and stone on existing buildings should remain unpainted.	Preferred
8. {Her cl.16} Signs		
a. {Her cl.16}	Signs are discreet and kept to a minimum.	Preferred
b. {Her cl.16}	Signs on buildings should not dominate façades or conceal windows or architectural features.	Preferred
9. {Her cl.16} Other		
a. {Her cl.16}	Building utilities should be located in a way that reduces visual clutter. Where located in areas visible to the public, they should be installed discreetly or screened from view.	Preferred

A2.1.5 George Street North Residential Heritage Precinct

A2.1.5.1 Description of area

The George Street North Residential Heritage Precinct is centred on the residential part of George Street north of Albany Street. Like other precincts in this area it has come to have a strongly student character, adjoining the University Campus, North Ground, Willowbank and Dundas residential heritage precincts and this concentration of students, gives it a distinctive and lively character.

The area contains a broad mix of historic housing types including cottages, villas, terraced houses, and a greater number of large mansions than the other northern residential areas, reflecting its more affluent location closer to the city centre. This means the precinct can more comfortably accommodate larger buildings than many of its neighbouring precincts. There are numerous motels and a growing number of new dwellings, reflective of the area's popularity as a student rental precinct. However, the number, scale, and visibility of the many historic character homes still dominate the heritage character and amenity of the area. Buildings are generally two storeys at the road frontage, and fences and hedges are an integral part of the road frontage.

Generally there is a strong connection between individual houses and the street, with dwellings facing the street. This allows for a high level of interaction between street activity and private activity. This interaction is encouraged by the shallow setbacks of buildings, low front fences and visible front yards, clear entrance ways and large numbers of front verandahs and balconies.

On the western side of George Street the topography means that in some areas houses are set back further on the properties. In these situations stone, brick, or textured concrete retaining walls built to complement the houses they are associated with are common on the front boundary.

Over the last few years, there have been a growing number of new buildings constructed in the precinct, almost exclusively built as student accommodation, responding to the high demand for accommodation in close proximity to the campus. These vary in quality and the degree to which they blend into the neighbourhood. The most successful exhibit a scale and level of detailing that is consistent with the buildings around them. The less successful ones demonstrate less attention to their surrounds, leading to inconsistent scale, setback or form, and the use of materials that are inconsistent with those typical of the precinct. It is important that new buildings visible from the street are sensitive to the character of the area.

The style and appearance of alterations to existing character and heritage buildings, as these are altered or extended for student use, can also have significant adverse effects on the character of individual buildings and the overall amenity and character of the area. It is important that these additions and alterations are undertaken as sensitively as possible.

Consistent with other heritage residential precincts close to the University, the strong redevelopment demand, combined with regular refurbishment undertaken on student flats, means there is a great deal of pressure on the character of the precinct. There is a risk that this character will be gradually eroded over time. The significance of this area as an entrance to the city means that controls over the design of new development/alterations of existing buildings are necessary to protect the historic character from development primarily aimed at maximising density.

A2.1.5.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. The large number of scheduled heritage buildings in the area
- b. The visibility of small front gardens with low fences, walls or hedges
- c. The strong focus on verticality in design
- d. A general lack of visible off-street car parking, including garages and car ports

- e. The focus on buildings facing the street and presenting attractive and welcoming façades

A2.1.5.3 Principal threats to values

- a. The demolition of existing scheduled heritage and character-contributing buildings
- b. Insufficient maintenance of buildings
- c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
- d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
- e. The removal of original materials and features from scheduled heritage buildings
- f. Car parking in front of buildings
- g. The loss of established trees and front gardens
- h. High fences and walls reducing the interplay between the public realm and front yards
- i. The visibility of infrastructure and services related to student/medium-density housing where not well planned (rubbish and recycling bins, etc.)
- j. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition. {Her 547.66}

A2.1.5.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
1. {Her cl.16} Height		
a. {Her cl.16}	New buildings should be consistent in height to ~~to~~ with {Her cl.16} immediate neighbours where these are scheduled heritage buildings or character-contributing buildings.	Suggested
2. {Her cl.16} Bulk and location		
a. {Her cl.16}	Houses should be orientated so that the front wall is parallel with the street.	Preferred
b. {Her cl.16}	Buildings at the front of the site should be built close to the road boundary, consistent with the adjacent scheduled heritage buildings or character-contributing buildings.	Preferred
3. {Her cl.16} Car parking		
a. {Her cl.16}	Where possible, parking areas should be located discreetly to the rear of dwelling units. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.	Preferred
b. {Her cl.16}	Where garages or car ports are visible from the road front they should be integrated into the building, or if stand-alone they must be single and similar in style and materials to the heritage or character-contributing dwelling they are associated with. Garages are preferred over car ports.	Preferred
4. {Her cl.16} Design		

Features or characteristics		Suggested/Preferred
<u>a.</u> {Her cl.16}	New buildings should be sympathetic to existing scheduled heritage buildings or character-contributing buildings.	Preferred
<u>b.</u> {Her cl.16}	New buildings will generally draw important design cues from Victorian or Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitch, window alignment, materials and details, although these may be expressed in a simpler fashion than on historic buildings.	Suggested
<u>c.</u> {Her cl.16}	Larger buildings should use methods such as detailing, rhythm, division into bays and the use of a variety of materials etc. in order to reduce the perceived scale of buildings.	Suggested
<u>d.</u> {Her cl.16}	Buildings should accentuate a vertical dimension.	Suggested
<u>e.</u> {Her cl.16}	Buildings should present a balanced, symmetrical façade to the street.	Suggested
<u>f.</u> {Her cl.16}	Road facing façades should clearly look like the front of a building.	Preferred
<u>g.</u> {Her cl.16}	Buildings should have a clear entrance way, visible from the street. This entrance should include some architectural detail and should not be a ranch slider.	Preferred
<u>h.</u> {Her cl.16}	Window placement and alignment should be a key component of the design of buildings, accentuating the verticality and symmetry of the building.	Preferred
<u>i.</u> {Her cl.16}	Roof pitch should be between 30° and 45°. Pitch may be lower where the roof is concealed behind a parapet.	Suggested
<u>j.</u> {Her cl.16}	Roofs should be gabled. At least one gable should face the road frontage, unless the building is a terraced house or cottage.	Preferred
5. {Her cl.16} Materials		
<u>a.</u> {Her cl.16}	Building façades should be clad in materials such as plaster, brick, stone, concrete or weatherboards, which are visually consistent with the traditional materials of the precinct.	Preferred
<u>b.</u> {Her cl.16}	Buildings should avoid the use of single cladding materials and use a mix of materials to create shadow/depth and visual interest in the façade.	Suggested
<u>c.</u> {Her cl.16}	Unrendered brick and stone should remain unrendered on existing buildings.	Preferred

Features or characteristics		Suggested/Preferred
6. {Her cl.16} Fences and walls		
a. {Her cl.16}	Front fences should preferably be no higher than 1400mm on road frontages to protect views of buildings. Side fences should only go higher once they have passed the building setback. Fences higher than 1400mm should be visually permeable.	Preferred
b. {Her cl.16}	Fences should be made from similar materials to those traditionally associated with scheduled heritage and character-contributing buildings in the area e.g. wrought iron, timber, brick or stone. Concrete block and basic pool fencing should be avoided.	Suggested
c. {Her cl.16}	Retaining walls should be constructed of materials such as rendered concrete block, crib walling or stone, rather than gabion baskets, timber or sheet materials such as iron.	Suggested
7. {Her cl.16} Colour		
a. {Her cl.16}	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
b. {Her cl.16}	Unpainted brick and stone on existing buildings should remain unpainted.	Preferred
8. {Her cl.16} Signs		
a. {Her cl.16}	Signs are discreet and kept to a minimum.	Preferred
b. {Her cl.16}	Signs on buildings should not dominate façades or conceal windows or architectural features.	Preferred
9. {Her cl.16} Other		
a. {Her cl.16}	Building utilities should be located in a way that reduces visual clutter. Where located in areas visible to the public, they should be installed discreetly or screened from view.	Preferred

A2.1.6 Queen Street Residential Heritage Precinct {Confirmed for deletion - Her 167.5}

A2.1.6.1 Description of area {Her 167.5}

The Queen Street Residential Heritage Precinct is located on the slopes between the northern end of George Street and the Town Belt. The precinct borders both the George Street North and Willowbank Residential heritage precincts and encompasses parts of Queen Street and Warrender Street. The area is strongly defined not only by the large number of early homes, but also the steep topography (including the split road), the backdrop of the Town Belt and other mature trees and gardens in the precinct. **{Her 167.5}**

The area has a more mixed architectural form in comparison to the neighbouring George Street and Willowbank heritage precincts. The most common style of house is the timber villa, though these exhibit a range of forms in the precinct, adapting to address the steep topography. On the eastern side of Queen Street, typical-looking villas built close to the road boundary extend multiple levels below the street to create huge dwellings with expansive covered verandahs, the full extent of which is most visible from George Street across the open spaces of George Street School. On the upper slopes of Queen Street villas are more commonly single level and set further back on the sites with large front yards to accommodate building platforms away from the steepest parts of the sites. A number of these homes are accessed from Queens Drive, through the Town Belt, rather than from Queen Street. On Warrender Street and on Queen Street close to the intersection with Warrender Street, homes are built closer to the front of the sites, again reflecting the topography of this area. **{Her 167.5}**

The other common style of house in the area is the bungalow, most commonly constructed in brick and tile. These buildings are interspersed with the earlier timber villas and cottages throughout the precinct, but do not exhibit such a strong influence over the character of the area as in other precincts where brick homes are of much larger scale. Buildings are generally two storeys at the road frontage, though due to topography some will extend to three storeys. Fences and hedges are an integral part of the street frontage. **{Her 167.5}**

The mix of architectural styles is most pronounced at the high point of Warrender Street. Here heavily modified early timber cottages sit alongside large Edwardian, bungalow style, art deco and even modernist homes. This mix of architectural styles demonstrates the changing habitation of the precinct and the unusual mix of socio-economic classes in the suburbs close to the central city. **{Her 167.5}**

There are a small but growing number of modern buildings in the precinct, almost exclusively built as student accommodation. Compared to other nearby heritage areas, these are generally of lower quality and tend to not blend into the neighbourhood as successfully as they could. Common issues with these newer buildings include location on the site compared to older buildings (too close to the front boundary), scale, style, or earthworks undertaken to accommodate off-street parking. Changing engineering technology has made more substantial earthworks for new dwellings possible, which raises the potential that infill or other housing will be located in areas on sites that are inconsistent with the historic patterns of the precinct. Such placement makes the design and landscaping of these buildings more important. **{Her 167.5}**

Although the Queen Street residential precinct is not the most intact heritage precinct in the city, there is a distinct character and a substantial number of impressive historic homes in the precinct. The precinct is also highly visible due to its location on the hills above George Street. Future development in this area could enhance these values further and improve the appearance of the precinct if it is done in a manner that is more sensitive to the context of the precinct and the existing character-contributing and heritage buildings. **{Her 167.5}**

A2.1.6.2 Values to be protected {Her 167.5}

The following features and characteristics have been identified as important to protect: **{Her 167.5}**

- The large number of scheduled heritage buildings in the area **{Her 167.5}**
- Houses built to cluster and stack on the hillside rather than creating large new building platforms with retaining walls **{Her 167.5}**
- The strong focus on verticality in design **{Her 167.5}**
- A general lack of visible off-street car parking visible at the front of the site, including garages and car ports **{Her 167.5}**
- Established gardens and trees, particularly on Queen Street **{Her 167.5}**

A2.1.6.3 Principal threats to values **{Her 167.5}**

- The demolition of existing scheduled heritage and character-contributing buildings **{Her 167.5}**
- Insufficient maintenance of buildings **{Her 167.5}**
- Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings **{Her 167.5}**
- The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area **{Her 167.5}**
- The removal of original materials and features from scheduled heritage buildings **{Her 167.5}**
- Car parking in front of buildings **{Her 167.5}**
- Extensive retaining walls for parking or building platforms **{Her 167.5}**
- The loss of established trees and gardens **{Her 167.5}**
- The visibility of infrastructure and services related to student/medium-density housing where not well-planned (rubbish and recycling bins, etc.) **{Her 167.5}**

A2.1.6.4 Features and characteristics to be incorporated into design **{Her 167.5}**

Features or characteristics	Suggested/Preferred
Height	
New buildings should be consistent in height to immediate neighbours where these are scheduled heritage buildings or character-contributing buildings.	Suggested
Bulk and location	
Houses should be orientated so that the front wall is parallel with the street.	Preferred
Buildings at the front of the site should be built close to the road boundary, consistent with the adjacent scheduled heritage buildings or character-contributing buildings.	Preferred
Car parking	
Where possible, parking areas should be located discreetly to the rear of dwelling units. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.	Preferred

Features or characteristics	Suggested/Preferred
Where garages or car ports are visible from the road front they should be integrated into the building, or if stand-alone they must be single and similar in style and materials to the heritage or character-contributing dwelling they are associated with. Garages are preferred over car ports.	Preferred
Design	
New buildings should be sympathetic to existing scheduled heritage buildings or character-contributing buildings in the part of the precinct they are located in.	Preferred
New buildings will generally draw important design cues from Victorian or Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitch, window alignment, materials and details, although these may be expressed in a simpler fashion than on historic buildings.	Suggested
Larger buildings should use methods such as detailing, rhythm, division into bays and the use of a variety of materials etc. in order to reduce the perceived scale of buildings.	Suggested
Buildings should present a balanced, symmetrical façade to the street.	Suggested
Road facing façades should clearly look like the front of a building.	Preferred
Buildings should have a clear entrance way, visible from the street. This entrance should include some architectural detail and should not be a ranch slider.	Preferred
Window placement and alignment should be a key component of the design of the building, accentuating a balanced form and adding architectural detail to the building.	Preferred
Roof pitch should be between 30° and 45°. Pitch may be lower where the roof is concealed behind a parapet.	Suggested
Roofs should be gabled. At least one gable should face the road frontage, unless the building is a terraced house or cottage.	Preferred
Materials	
Building façades should be clad in materials such as plaster, brick, stone, concrete or weatherboards, which are visually consistent with the traditional materials of the precinct.	Preferred
Buildings should avoid the use of single cladding materials and use a mix of materials to create shadow/depth and visual interest in the façade.	Suggested
Un-rendered brick and stone should remain un-rendered on existing buildings.	Preferred
Fences and walls	
Front fences should preferably be no higher than 1400mm on road frontages to protect views of buildings. Side fences should only go higher once they have passed the building setback. Fences higher than 1400mm should be visually permeable.	Preferred
Fences should be made from similar materials to those traditionally associated with scheduled heritage and character-contributing buildings in the area e.g. wrought iron, timber, brick or stone. Concrete block, basic pool fencing should be avoided.	Suggested

Features or characteristics	Suggested/Preferred
Retaining walls should be constructed of materials such as rendered concrete block, crib walling or stone, rather than gabion baskets, timber or sheet materials such as iron.	Suggested
Colour	
Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
Unpainted brick and stone on existing buildings should remain unpainted.	Preferred
Signs	
Signs are discreet and kept to a minimum.	Preferred
Signs on buildings should not dominate façades or conceal windows or architectural features.	Preferred
Other	
Building utilities should be located in a way that reduces visual clutter. Where located in areas visible to the public, they should be installed discreetly or screened from view.	Preferred

A2.1.7 High Street Residential Heritage Precinct

A2.1.7.1 Description of area

The High Street Residential Heritage Precinct lies on the hill slopes that rise immediately to the west of the Exchange. It encompasses both High Street and Stafford Street, from Clark Street on High Street and Hope Street on Stafford Street, to Alva Street. Settlement of this area dates back to 1849, and it remains primarily a residential area. The overwhelming majority of houses in the area date from the 19th and early 20th centuries.

The influence of the cable car is more present here than any other area of the City. There are very few garages to the street front and few vehicle crossings, even on many of the largest homes in the area. The steepness of the hill results in a sense of verticality which characterises the precinct, and many houses feature towers, gables, finials and turrets which emphasise not only the vertical stature of each individual building, but also the verticality of the overall streetscape. The steepness of the area means that roofs are often visible, meaning more effort has been put into the design of interesting rooflines and use of robust, quality materials, like Marseilles tiles and slate.

The houses in the precinct also tend to be of a larger scale than those found in many other heritage residential precincts, similar to those in the Royal Terrace - Pitt Street - Heriot Row Residential Heritage Precinct. The houses in the High Street precinct, however, tend to have higher site coverage and less curtilage, a product of the steeper topography, early settlement and proximity to what was once the hub of the central city. Fences and hedges are an integral part of the street frontage. Buildings are generally two or three storeys at the road frontage.

The design elements and the scale of the buildings also reflect the area's former wealth and the prominence of its early residents. This can be seen in the large number of homes demonstrating diverse architectural styles and a greater focus, in comparison to most of the other heritage precincts, on the individual houses as distinct elements, rather than as part of a consistent streetscape. A number of the houses were built for professionals such as doctors, dentists and lawyers, and incorporate architectural features specifically tailored for professionals. This housing of professional classes is an important element of the area's social history, still clearly seen in its architectural form.

A range of materials are used in the construction of buildings in the precinct. However, reflecting a focus on architectural expression and the quality of buildings, there is common use of brick and masonry. There are fewer timber buildings in this precinct than in other Dunedin heritage precincts. The number of masonry buildings lends a sense of permanence and solidity to the area.

In Stafford Street and adjoining streets there are a greater number of duplexes and multiple unit dwellings. However, even these historic multi-unit developments tend to exhibit a higher degree of design and ornamentation than similar styles elsewhere in the city.

The view down into the Exchange and out to the harbour is an important aspect of the character of the precinct.

A2.1.7.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. The large number of scheduled heritage and character-contributing buildings in the area
- b. A strong focus on grand, individual architecturally designed homes
- c. The use of ornamentation and detail in design
- d. The use of red brick and masonry in construction
- e. A general lack of visible off-street car parking, including garages and car ports
- f. Established gardens and trees
- g. The focus on buildings presenting attractive and welcoming façades to the street

A2.1.7.3 Principal threats to values

- a. The demolition of existing scheduled heritage and character-contributing buildings
- b. Insufficient maintenance of buildings
- c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
- d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
- e. The removal of original materials and features from scheduled heritage buildings
- f. Car parking in front of buildings
- g. The loss of established trees and gardens
- h. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition. {Her 547.66}

A2.1.7.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
1. {Her cl.16} Height		
a. {Her cl.16}	New buildings should be consistent in height to ~~to~~ <u>with</u> {Her cl.16} immediate neighbours where these are scheduled heritage buildings or character-contributing buildings.	Suggested
2. {Her cl.16} Bulk and location		
a. {Her cl.16}	Houses should be orientated so that the front wall is parallel with the street.	Preferred
b. {Her cl.16}	Buildings at the front of the site should be built close to the road boundary, consistent with the adjacent scheduled heritage buildings or character-contributing buildings.	Preferred
3. {Her cl.16} Car parking		
a. {Her cl.16}	Where possible, parking areas should be located discreetly to the rear of dwelling units. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.	Preferred
b. {Her cl.16}	Where garages or car ports are visible from the road front they should be integrated into the building, or if stand-alone they must be single and similar in style and materials to the heritage or character-contributing dwelling they are associated with. Garages are preferred over car ports.	Preferred
4. {Her cl.16} Design		
a. {Her cl.16}	New buildings should be sympathetic to existing scheduled heritage buildings or character-contributing buildings in the part of the precinct they are located in.	Preferred
b. {Her cl.16}	New buildings will generally draw important design cues from Victorian or Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitch, window alignment, materials and details, although these may be expressed in a simpler fashion than on historic buildings.	Suggested

Features or characteristics		Suggested/Preferred
c. {Her cl.16}	Larger buildings should use methods such as detailing, rhythm, division into bays and the use of a variety of materials etc. in order to reduce the perceived scale of buildings.	Suggested
d. {Her cl.16}	Buildings should accentuate a vertical dimension.	Suggested
e. {Her cl.16}	Buildings should present a balanced, symmetrical façade to the street.	Suggested
f. {Her cl.16}	Road facing façades should clearly look like the front of a building.	Preferred
g. {Her cl.16}	Buildings should have a clear entrance way, visible from the street. This entrance should include some architectural detail and should not be a ranch slider.	Preferred
h. {Her cl.16}	Window placement and alignment should be a key component of the design of the building, accentuating the verticality and symmetry of the building.	Preferred
i. {Her cl.16}	Roof pitch should be between 30° - 45°. Pitch may be lower where the roof is concealed behind a parapet.	Suggested
j. {Her cl.16}	Roofs should be gabled. At least one gable should face the road frontage, unless the building is a terraced house or cottage.	Preferred
5. {Her cl.16} Materials		
a. {Her cl.16}	Building façades should be clad in materials such as plaster, brick, stone, concrete or weatherboards, which are visually consistent with the traditional materials of the precinct.	Preferred
b. {Her cl.16}	Buildings should avoid the use of single cladding materials and use a mix of materials to create shadow/depth and visual interest in the façade.	Suggested
c. {Her cl.16}	Unrendered brick and stone should remain unrendered on existing buildings.	Preferred
6. {Her cl.16} Fences and walls		
a. {Her cl.16}	Front fences should preferably be no higher than 1400mm on road frontages to protect views of buildings. Side fences should only go higher once they have passed the building setback. Fences higher than 1400mm should be visually permeable.	Preferred

Features or characteristics		Suggested/Preferred
<u>b.</u> {Her cl.16}	Fences should be made from similar materials to those traditionally associated with scheduled heritage and character-contributing buildings in the area e.g. wrought iron, timber, brick or stone. Concrete block and basic pool fencing should be avoided.	Suggested
<u>c.</u> {Her cl.16}	Retaining walls should be constructed of materials such as rendered concrete block, crib walling or stone, rather than gabion baskets, timber or sheet materials such as iron.	Suggested
7. {Her cl.16} Colour		
<u>a.</u> {Her cl.16}	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
<u>b.</u> {Her cl.16}	Unpainted brick and stone on existing buildings should remain unpainted.	Preferred
8. {Her cl.16} Signs		
<u>a.</u> {Her cl.16}	Signs are discreet and kept to a minimum.	Preferred
<u>b.</u> {Her cl.16}	Signs on buildings should not dominate façades or conceal windows or architectural features.	Preferred
9. {Her cl.16} Other		
<u>a.</u> {Her cl.16}	Building utilities should be located in a way that reduces visual clutter. Where located in areas visible to the public, they should be installed discreetly or screened from view.	Preferred

A2.1.8 Willowbank Residential Heritage Precinct

A2.1.8.1 Description of Area

The Willowbank Residential Heritage Precinct is located at the northern end of George Street and encompasses parts of Queen Street and Duke Street, in the area adjoining Woodhaugh Gardens and the Water of Leith. The area is strongly defined not only by the large number of original homes and their quality and consistency, but also the unique setting of Woodhaugh Gardens, the Leith, and mature trees and gardens.

The most common architectural style in the area is the double bay villa. There are large numbers of this archetypal style of building in consistent blocks throughout Willowbank. These strongly define the precinct.

Underscoring the area's importance of a microcosm of Dunedin's early society and economy there are also a large number of working class homes in the area, including terraces and cottages (often built to service nearby industries), side by side with larger mansion homes on much larger sites. Buildings are generally two storeys at the road frontage and fences and hedges are an integral part of the road frontage.

There are only a small number of modern buildings in the precinct, mostly built as student accommodation. These vary in quality and the degree to which they blend into the neighbourhood. The most successful exhibit a scale and level of detailing that is consistent with the buildings around them. The less successful modern buildings exhibit inconsistent scale and setbacks, or insufficient verticality. Insensitive alterations of historic buildings have also occurred. Future new buildings within the precinct should ideally be situated off the main George Street axis and be more consistent in scale and form with other buildings in the precinct.

As one of the best-preserved residential precincts in the city and demonstrative of the Dunedin's early society and economy, every effort should be made to maintain the quality, consistency, and integrity of the precinct as a showcase of the city's heritage and as an entranceway to the city.

A2.1.8.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. The large number of scheduled heritage buildings in the area
- b. The consistency of building setbacks and heights
- c. The consistency of repetition and symmetry within blocks
- d. The visibility of small front gardens with low fences, walls or hedges
- e. The strong focus on verticality in design
- f. A general lack of visible off-street parking, including garages and car ports
- g. Established gardens and trees
- h. The focus on buildings presenting attractive and welcoming façades to the street

A2.1.8.3 Principal threats to values

- a. The demolition of existing scheduled heritage and character-contributing buildings
- b. Insufficient maintenance of buildings
- c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
- d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
- e. The removal of original materials and features from scheduled heritage buildings
- f. Car parking in front of buildings

- g. The loss of established trees and gardens
- h. High fences and walls reducing the interplay between the public realm and front yards
- i. The visibility of infrastructure and services related to student/medium-density housing where not well planned (rubbish and recycling bins, etc.)
- j. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition. {Her 547.66}

A2.1.8.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
1. {Her cl.16} Height		
a. {Her cl.16}	New buildings should be consistent in height to with {Her cl.16} immediate neighbours where these are scheduled heritage buildings or character-contributing buildings.	Suggested
2. {Her cl.16} Bulk and location		
a. {Her cl.16}	Houses should be orientated so that the front wall is parallel with the street.	Preferred
b. {Her cl.16}	Buildings at the front of the site should be built close to the road boundary, consistent with the adjacent scheduled heritage buildings or character-contributing buildings.	Preferred
3. {Her cl.16} Car parking		
a. {Her cl.16}	Where possible, parking areas should be located discreetly to the rear of dwelling units. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.	Preferred
b. {Her cl.16}	Where garages or car ports are visible from the road front they should be integrated into the building, or if stand-alone they must be single and similar in style and materials to the heritage or character-contributing dwelling they are associated with. Garages are preferred over car ports.	Preferred
4. {Her cl.16} Design		
a. {Her cl.16}	New buildings should be sympathetic to existing scheduled heritage buildings or character-contributing buildings.	Preferred
b. {Her cl.16}	New buildings will generally draw important design cues from Victorian or Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitch, window alignment, materials and details, although these may be expressed in a simpler fashion than on historic buildings.	Suggested
c. {Her cl.16}	Buildings should present a balanced, symmetrical façade to the street.	Suggested

Features or characteristics		Suggested/Preferred
<u>d.</u> {Her cl.16}	Road facing façades should clearly look like the front of a building.	Preferred
<u>e.</u> {Her cl.16}	Buildings should have a clear entrance way, visible from the street. This entrance should include some architectural detail and should not be a ranch slider.	Preferred
<u>f.</u> {Her cl.16}	Window placement and alignment should be a key component of the design of the building, accentuating a balanced form and adding architectural detail to the building.	Preferred
<u>g.</u> {Her cl.16}	Roof pitch should be between 30° - 45°. Pitch may be lower where the roof is concealed behind a parapet.	Suggested
<u>h.</u> {Her cl.16}	Roofs should be gabled. At least one gable should face the road frontage, unless the building is a terraced house or cottage.	Preferred
5. {Her cl.16} Materials		
<u>a.</u> {Her cl.16}	Building façades should be clad in materials such as plaster, brick, stone, concrete or weatherboards, which are visually consistent with the traditional materials of the precinct.	Preferred
<u>b.</u> {Her cl.16}	Buildings should avoid the use of single cladding materials and use a mix of materials to create shadow/depth and visual interest in the façade.	Suggested
<u>c.</u> {Her cl.16}	Unrendered brick and stone should remain unrendered on existing buildings.	Preferred
6. {Her cl.16} Fences and walls		
<u>a.</u> {Her cl.16}	Front fences should preferably be no higher than 1400mm on road frontages to protect views of buildings. Side fences should only go higher once they have passed the building setback. Fences higher than 1400mm should be visually permeable.	Preferred
<u>b.</u> {Her cl.16}	Fences should be made from similar materials to those traditionally associated with scheduled heritage and character-contributing buildings in the area e.g. wrought iron, timber, brick or stone. Concrete block and basic pool fencing should be avoided.	Suggested
7. {Her cl.16} Colour		
<u>a.</u> {Her cl.16}	Colours should be chosen from a heritage palette and avoid bright colours as base colours for buildings, though colour can be used effectively for highlighting architectural details.	Suggested
<u>b.</u> {Her cl.16}	Unpainted brick and stone on existing buildings should remain unpainted.	Preferred

Features or characteristics		Suggested/Preferred
8. {Her cl.16} Signs		
a. {Her cl.16}	Signs are discreet and kept to a minimum.	Preferred
b. {Her cl.16}	Signs on buildings should not dominate façades or conceal windows or architectural features.	Preferred
9. {Her cl.16} Other		
a. {Her cl.16}	Building utilities should be located in a way that reduces visual clutter. Where located in areas visible to the public, they should be installed discreetly or screened from view.	Preferred

A2.1.9 Windle Settlement Residential Heritage Precinct {Her 547.34}

A2.1.9.1 Description of Area {Her 547.34}

The following description is sourced from Heritage NZ. {Her 547.34}

The Windle Settlement Workers' Dwellings Historic Area consists of the first twenty houses built in Dunedin under the Workers' Dwellings Act 1905 as part of the first government state housing schemes. These were the only houses built under the Act in Dunedin and form an intact area reflecting the principles and practices of the Liberal Government housing policy. {Her 547.34}

The Windle Settlement was established in 1906-07 along with settlements in Auckland, Christchurch and Wellington. This was an integral part of the Liberal Government's administration of radical social policies, such as votes for women, old age pensions and housing for all. An impetus to the establishment of the Workers' Dwellings Act was a general assumption about the positive relationship between home ownership and social order, as revolutionaries did not come from 'men with happy homes in pleasant surroundings'. The Windle Settlement is an embodiment of these ideals, which foreshadowed the 1930s Welfare State promoted by the first Labour Government. {Her 547.34}

The Windle Settlement is located in one of Dunedin's finer established hill suburbs, Belleknowes, formerly in the Borough of Mornington, on Rosebery and Newport streets. The Windle Settlement was the only such settlement to be established in Dunedin. It is highly significant that the outward aspect of the Windle houses subscribes to British and American Arts and Crafts influences that were adopted by a select group of architects working in New Zealand at the time, most of whom had received their training in Britain. The Garden City Movement was also a factor in setting an aesthetic and practical ideal for the 'healthy' settlement of New Zealand workers and their families. {Her 547.34}

The Windle Settlement, with its elegant array of one and two-storeyed houses, interspersed with semi-detached houses (separated by a firewall), forms a modest, yet picturesque ideal of early twentieth century suburban living in New Zealand. The design and three-dimensional treatments uphold the progressive ideas that recommended white upper-working class families should be settled in suburban houses to give an appearance, or 'culture', of respectability. {Her 547.34}

A2.1.9.2 Values to be protected {Her 547.34}

- a. The continued presence of houses built as part of the Windle Settlement in the area {Her 547.34}
- b. The consistency of the Arts and Craft style in design {Her 547.34}
- c. The consistency of materials and key design elements {Her 547.34}
- d. The visibility of small front gardens with low fences, walls or hedges {Her 547.34}
- e. Established gardens and trees {Her 547.34}
- f. The focus on buildings presenting attractive and welcoming façades to the street {Her 547.34}

A2.1.9.3 Principal threats to values {Her 547.34}

- a. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings and key elements of the Arts and Craft style {Her 547.34}
- b. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area {Her 547.34}
- c. The removal of original materials and features from the Windle Settlement houses {Her 547.34}
- d. The loss of established trees and gardens {Her 547.34}

- e. High fences and walls reducing the interplay between the public realm and front yards {Her 547.34}
- f. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition. {Her 547.34}

A2.1.9.4 Features and characteristics to be incorporated into design {Her 547.34}

Features or characteristics {Her 547.34}		Suggested/Preferred {Her 547.34}
1. Height {Her 547.34}		
a. {Her 547.34}	<u>New buildings should be consistent in height with other buildings in the precinct. {Her 547.34}</u>	Suggested {Her 547.34}
2. Bulk and location {Her 547.34}		
a. {Her 547.34}	<u>Houses should be orientated so that the front wall is parallel with the street. {Her 547.34}</u>	Preferred {Her 547.34}
b. {Her 547.34}	<u>Buildings at the front of the site should be built close to the road boundary, consistent with the adjacent scheduled heritage buildings or character-contributing buildings. {Her 547.34}</u>	Preferred {Her 547.34}
3. Car parking {Her 547.34}		
a. {Her 547.34}	<u>Where possible, parking areas should be located discreetly to the rear of dwelling units. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles. {Her 547.34}</u>	Preferred {Her 547.34}
b. {Her 547.34}	<u>Where garages or car ports are visible from the road front they should be integrated into the building, or if stand-alone they must be single and similar in style and materials to the heritage or character-contributing dwelling they are associated with. Garages are preferred over car ports. {Her 547.34}</u>	Preferred {Her 547.34}
4. Design {Her 547.34}		
a. {Her 547.34}	<u>New buildings should be sympathetic to existing character-contributing buildings. {Her 547.34}</u>	Preferred {Her 547.34}
b. {Her 547.34}	<u>New buildings will generally draw important design cues from the Arts and Craft style of the Windle Settlement houses in the precinct, including scale, orientation, roof pitch, window alignment, materials and details, although these may be expressed in a simpler fashion than on those buildings. {Her 547.34}</u>	Suggested {Her 547.34}
c. {Her 547.34}	<u>Road facing façades should clearly look like the front of a building. {Her 547.34}</u>	Preferred {Her 547.34}
d. {Her 547.34}	<u>Buildings should have a clear entrance way, visible from the street. This entrance should include some architectural detail and should not be a ranch slider. {Her 547.34}</u>	Preferred {Her 547.34}

Features or characteristics {Her 547.34}		Suggested/Preferred {Her 547.34}
e. {Her 547.34}	Window placement and alignment should be a key component of the design of the building, accentuating a balanced form and adding architectural detail to the building. {Her 547.34}	Preferred {Her 547.34}
f. {Her 547.34}	Existing window patterns and the use of multi-light windows on front façades should be protected on Windle settlement buildings. {Her 547.34}	Preferred {Her 547.34}
g. {Her 547.34}	Roof pitch should be between 30° - 45°. {Her 547.34}	Suggested {Her 547.34}
h. {Her 547.34}	Roofs should be gabled. At least one gable should face the road frontage. {Her 547.34}	Preferred {Her 547.34}
5. Materials {Her 547.34}		
a. {Her 547.34}	Building façades should be clad in weatherboards but may make use of plaster or other similar materials for detailing, which are visually consistent with the traditional materials of the precinct. {Her 547.34}	Preferred {Her 547.34}
b. {Her 547.34}	Buildings should avoid use a mix of materials or diverse application of the main materials to create shadow/depth and visual interest in the façade. {Her 547.34}	Suggested {Her 547.34}
6. Fences and walls {Her 547.34}		
a. {Her 547.34}	Front fences should preferably be no higher than 1400mm on road frontages to protect views of buildings. Side fences should only go higher once they have passed the building setback. Fences higher than 1400mm should be visually permeable. {Her 547.34}	Preferred {Her 547.34}
b. {Her 547.34}	Fences should be made from similar materials to those traditionally associated with scheduled heritage and character-contributing buildings in the area e.g. wrought iron, timber. Concrete block and basic pool fencing should be avoided. {Her 547.34}	Suggested {Her 547.34}
7. Colour {Her 547.34}		
a. {Her 547.34}	Colours should be chosen from a heritage palette and avoid bright colours as base colours for buildings, though colour can be used effectively for highlighting architectural details. {Her 547.34}	Suggested {Her 547.34}
8. Signs {Her 547.34}		
a. {Her 547.34}	Signs are discreet and kept to a minimum. {Her 547.34}	Preferred {Her 547.34}
b. {Her 547.34}	Signs on buildings should not dominate façades or conceal windows or architectural features. {Her 547.34}	Preferred {Her 547.34}
9. Other {Her 547.34}		
a. {Her 547.34}	Building utilities should be located in a way that reduces visual clutter. Where located in areas visible to the public, they should be installed discreetly or screened from view. {Her 547.34}	Preferred {Her 547.34}

A2.1.10 City Rise Residential Heritage Precinct {Confirmed for insertion - Her 417.27}

A2.1.10.1 Description of area {Her 417.27}

City Rise is located to the west of Canongate and Rattray Street and to the east of the Town Belt. The area is best defined by its nineteenth century residential character on a sloping site immediately above the city centre, with steep changes in ground level to its south and east in particular. It is also notable for its collection of buildings on its eastern corner associated with the nearby Catholic Cathedral. {Her 417.27}

Larger, wealthier nineteenth century houses can often be found on higher ground where views across the harbour are better, notably on York Place. Two and one-storey villas make up most of the historical housing stock. There are several rows of finely detailed two-storey terraces, such as on Adam Street and Arthur Street. On the most sloping sites, often south facing, extensive historical subdivision occurred creating small pockets of cottages, particularly off Russell Street, Elm Row and Canongate. Properties between Bishops Road and Rattray Street tend to be larger and more formal in design reflecting their close links to St. Joseph's Cathedral to the north. {Her 417.27}

This range of residential property sizes is indicative of parts of nineteenth century Dunedin, where unmetalled roads, a lack of public transport, the restriction of the Town Belt and the hilly landscape led to the juxtaposition of larger, more prestigious properties on more valuable land close to less valuable parcels of land containing smaller but more numerous houses. {Her 417.27}

Materials vary according to age, scale and status of the property, with a slow evolution from timber to brick over time. Generally there is a strong connection between individual houses and the street, with dwellings facing the street. Boundaries are usually low and visually permeable, with a strong amount of planting framed by the Town Belt to the west. {Her 417.27}

More recent development in the area is not of such high quality, and is primarily made up of the replacement of historic homes or the subdivision of their gardens for the development of small scale apartment blocks or larger houses. In most cases the quality of the design does not match the surrounding historic properties. Many of the newer apartment blocks do not address the street, while infill development on former front gardens hides historic properties from the street. There has been a limited amount of loss of details from heritage buildings but the primary risk to the character of the neighbourhood is through demolition and inappropriate replacements. This has been heightened by the disproportionate level of replacement housing construction on corner sites. {Her 417.27}

The significance of this area for its architectural and historical values means that controls over new development and the alteration of existing buildings are necessary to defend the historic character from development primarily aimed at maximising density at the expense of the street scene. {Her 417.27}

A2.1.10.2 Values to be protected {Her 417.27}

The following features and characteristics have been identified as important to protect: {Her 417.27}

- a. The repetition within small groups of houses {Her 417.27}
- b. The visibility of small front gardens with low fences, walls or hedges {Her 417.27}
- c. The strong focus on verticality in design {Her 417.27}
- d. The focus on buildings facing the street and presenting attractive and welcoming façades {Her 417.27}

A2.1.10.3 Principal threats to values **{Her 417.27}**

- a. The demolition of existing scheduled heritage and character-contributing buildings **{Her 417.27}**
- b. Insufficient maintenance of buildings **{Her 417.27}**
- c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings **{Her 417.27}**
- d. The removal of original materials and features from scheduled heritage buildings and character-contributing buildings **{Her 417.27}**
- e. The use of inconsistent materials or styles in alterations to existing heritage and character buildings **{Her 417.27}**
- f. The loss of established trees and gardens **{Her 417.27}**
- g. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition. **{Her 417.27}**

A2.1.10.4 Features and characteristics to be incorporated into design {Her 417.27}

Features or characteristics {Her 417.27}		Suggested/Preferred {Her 417.27}
1. Height {Her 417.27}		
a. {Her 417.27}	<u>New buildings should be consistent in height to immediate neighbours where these are scheduled heritage buildings or character-contributing buildings.</u> {Her 417.27}	<u>Suggested {Her 417.27}</u>
2. Bulk and location {Her 417.27}		
a. {Her 417.27}	<u>Houses should be orientated so that the front wall is parallel with the street.</u> {Her 417.27}	<u>Preferred {Her 417.27}</u>
b. {Her 417.27}	<u>Buildings at the front of the site should be built close to the road boundary, consistent with the adjacent scheduled heritage building or character-contributing buildings.</u> {Her 417.27}	<u>Preferred {Her 417.27}</u>
3. Car parking {Her 417.27}		
a. {Her 417.27}	<u>Where possible, parking areas should be located discreetly to the rear of dwelling units. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.</u> {Her 417.27}	<u>Preferred {Her 417.27}</u>
b. {Her 417.27}	<u>Where garages or car ports are visible from the road front they should be integrated into the building. Garages are preferred over car ports.</u> {Her 417.27}	<u>Preferred {Her 417.27}</u>
4. Design {Her 417.27}		
a. {Her 417.27}	<u>New buildings should be sympathetic to existing scheduled heritage buildings or character-contributing buildings.</u> {Her 417.27}	<u>Preferred {Her 417.27}</u>

Features or characteristics {Her 417.27}		Suggested/Preferred {Her 417.27}
b. {Her 417.27}	<u>New buildings will generally draw important design cues from character-contributing buildings in the precinct, including scale, orientation, roof pitch, window alignment, materials and details, although these may be expressed in a simpler fashion than on historic buildings. {Her 417.27}</u>	<u>Suggested {Her 417.27}</u>
c. {Her 417.27}	<u>Larger buildings should use methods such as detailing, rhythm, division into bays and the use of a variety of materials etc. in order to reduce the perceived scale of buildings. {Her 417.27}</u>	<u>Suggested {Her 417.27}</u>
d. {Her 417.27}	<u>Road facing façades should clearly look like the front of a building. {Her 417.27}</u>	<u>Preferred {Her 417.27}</u>
e. {Her 417.27}	<u>Buildings should accentuate a vertical dimension. {Her 417.27}</u>	<u>Suggested {Her 417.27}</u>
f. {Her 417.27}	<u>Buildings should have a clear entrance way, visible from the street. This entrance should include some architectural detail and should not be a ranch slider. {Her 417.27}</u>	<u>Preferred {Her 417.27}</u>
g. {Her 417.27}	<u>Window placement and alignment should be a key component of the design of the building, accentuating the verticality of the building. {Her 417.27}</u>	<u>Preferred {Her 417.27}</u>
h. {Her 417.27}	<u>Roof pitch should be between 30° and 45°. Pitch may be lower where the roof is concealed behind a parapet. {Her 417.27}</u>	<u>Suggested {Her 417.27}</u>
i. {Her 417.27}	<u>Roofs should be gabled. At least one gable should face the road frontage, unless the building is a terraced house or cottage. {Her 417.27}</u>	<u>Preferred {Her 417.27}</u>
5. Materials {Her 417.27}		
a. {Her 417.27}	<u>Building façades should be clad in materials such as plaster, brick, concrete or weatherboards, which are visually consistent with the traditional materials of the precinct. {Her 417.27}</u>	<u>Preferred {Her 417.27}</u>
b. {Her 417.27}	<u>Unrendered brick and stone should remain unrendered on existing buildings. {Her 417.27}</u>	<u>Preferred {Her 417.27}</u>
6. Fences and walls {Her 417.27}		
a. {Her 417.27}	<u>Front fences should preferably be no higher than 1400mm on road frontages to protect views of buildings. Side fences should only go higher once they have passed the building setback. Fences higher than 1400mm should be visually impermeable. {Her 417.27}</u>	<u>Preferred {Her 417.27}</u>
b. {Her 417.27}	<u>Fences should be made from similar materials to those traditionally associated with scheduled heritage and character-contributing buildings in the area e.g. wrought iron, timber, brick or stone. Concrete block and basic pool fencing should be avoided. {Her 417.27}</u>	<u>Suggested {Her 417.27}</u>
7. Colour {Her 417.27}		

Features or characteristics {Her 417.27}		Suggested/Preferred {Her 417.27}
a. {Her 417.27}	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details. {Her 417.27}	Suggested {Her 417.27}
b. {Her 417.27}	Unpainted brick and stone on existing buildings should remain unpainted. {Her 417.27}	Preferred {Her 417.27}
8. Signs {Her 417.27}		
a. {Her 417.27}	Signs are discreet and kept to a minimum. {Her 417.27}	Preferred {Her 417.27}
b. {Her 417.27}	Signs on buildings should not dominate façades or conceal windows or architectural features. {Her 417.27}	Preferred {Her 417.27}
9. Other {Her 417.27}		
a. {Her 417.27}	Building utilities should be located in a way that reduces visual clutter. Where located in areas visible to the public, they should be installed discreetly or screened from view. {Her 417.27}	Preferred {Her 417.27}

A2.2 Commercial Heritage Precincts

A2.2.1 George Street Commercial Heritage Precinct

A2.2.1.1 Description of area

George Street is Dunedin's main retail area and one of its most important heritage precincts. The area is home to the city's main retailers, banks, numerous offices, services, restaurants and cafes. Clusters of activities have emerged over time, related to retail patterns: cafes and restaurants closest to the University; comparison retail in the middle blocks, including three interconnected malls; and banking/service oriented businesses closer to the Octagon and the larger office blocks.

Overall, George Street remains a remarkably intact heritage precinct. Victorian and Edwardian architectural styles predominate. Throughout much of George Street and adjoining side streets, heritage buildings still dominate the streetscape and there is remarkable consistency in terms of scale, form, and rhythm within the street. Buildings are most commonly two storeys high with shop fronts at the ground floor, and vertically orientated, symmetrical windows in solid façades above. They tend to be narrow or divided into bays when wider. Brick and masonry are the most common construction materials. While some buildings have been stripped of their earlier architectural detail, most retain at least their basic original form and constitute an important fabric, even if they are not iconic individual buildings.

There are many buildings that do retain architectural detail, including cornices, pediments and balusters, the decorative nature of which demonstrates Dunedin's earlier wealth and imparts an important character to the area today. Though there are fewer buildings with original ground floor façades below verandah level, due to the long history of retail use in the area and constant changes of businesses, there do remain a large number of shop fronts from the pre-WW2 period, which add visual interest and character at street level.

While there are some conspicuous modern buildings, particularly on corners, the loss of historic buildings and façades has declined since precinct protections were first put in place. This situation has been helped by the fact that other common drivers for demolition or replacement have also been weaker: the demand for space along George Street and growth of the university has meant the area has been well-tenanted and buildings maintained to a better standard than in many other parts of the city. Modern buildings in the precinct tend to fall into two distinct styles: modernist buildings built between the 1960s-1980s that are much larger in scale than surrounding buildings and make little effort to blend into the precinct, boldly defining a non-heritage character; or postmodern buildings that have tried to replicate architectural features of surrounding buildings, particularly in terms of adding decorative features. These buildings vary in quality and the success of their insertion into the streetscape: some have dated badly and detract more than they contribute to the area. Alternatives to the interpretation of heritage features have been full replicas and façade only protection. This has been pursued in only a small number of cases, but has generally been more successful from a streetscape perspective than the interpretative approach, although it has still resulted in the loss of original heritage fabric.

New buildings in the precinct should be more consistent and sensitive in terms of scale, positioning, and style and aspire to a higher quality. This does not mean that new buildings need to replicate heritage buildings or features, *per se*, but should be of higher architectural value and insert more seamlessly into the streetscape by reflecting features of the surrounding heritage and character-contributing buildings that give the area its character. New buildings should use creative design to enhance the urban feel of the area and reflect the core values below without dominating the existing heritage architecture.

New buildings should also protect and enhance the environmental conditions of the precinct. The lower heights of the existing heritage buildings compared to other parts of the city, and the area's topography, have contributed to an attractive environment where there is good solar access, protection from prevailing winds, and views out to the hills surrounding Dunedin. Compared to other parts of the central city, there is a better microclimate in this area, being sunnier and more sheltered. New buildings and alterations should maintain this attractive environment and the positive human scale in the precinct, given the importance of these factors in making the area a people-friendly and

successful commercial area.

A2.2.1.2 Values to be protected or enhanced

The following features and characteristics have been identified as important to protect or enhance:

- a. The remaining heritage and historic buildings in the area
- b. Lower building heights to maximise solar access and avoid creation of wind tunnels
- c. Buildings built to the front boundary
- d. Consistent building heights and scales
- e. The use of rhythm, modulation, and permanent materials in design
- f. A minimum of vehicle crossings
- g. A strong focus on pedestrian amenity at ground floor
- h. Remaining historic shop fronts

A2.2.1.3 Principal threats to values

- a. Further demolition of existing scheduled heritage and character-contributing buildings
- b. Emergence of gaps in the streetscape
- c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings or to the public space they surround
- d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area (e.g. aluminium windows in street façades)
- e. The removal of original materials and features from heritage and character-contributing buildings
- f. Removal of early character shop fronts and their replacement with inappropriate ground floor shop fronts
- g. Ground level off-street car parking visible within the streetscape
- h. Insufficient building maintenance
- i. Proliferation of signage and corporate colour schemes
- j. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition. {Her 547.66}

A2.2.1.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
1. {Her cl.16} Height		
a. {Her cl.16}	New buildings should be consistent in height to <u>with</u> {Her cl.16} immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.	Preferred
2. {Her cl.16} Bulk and location		
a. {Her cl.16}	Building frontages should be constructed within 400 mm of the road boundary. Buildings should occupy the full width of the site.	Preferred
3. {Her cl.16} Car parking		
a. {Her cl.16}	Off street car parking is not visible from the road, <u>and is</u> {Her cl.16} either located behind or within the building.	Preferred
b. {Her cl.16}	Vehicle crossings should be kept to a minimum. Crossings built into buildings are more acceptable than those that mean the building does not occupy the full width of its site.	Preferred
4. {Her cl.16} Design		
a. {Her cl.16}	Buildings should reference the area's commercial/retail heritage and be sympathetic to surrounding heritage and character-contributing buildings.	Preferred
b. {Her cl.16}	New buildings will generally draw important design cues from Victorian and Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings.	Preferred
c. {Her cl.16}	Façades should have a solid appearance.	Suggested
d. {Her cl.16}	Corner buildings should have architectural detail to all road frontages.	Preferred
e. {Her cl.16}	Façades should be visually subdivided and the composition (including windows) should emphasise a vertical dimension consistent with heritage and character-contributing buildings in the precinct.	Suggested
f. {Her cl.16}	Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible.	Suggested
g. {Her cl.16}	Buildings are typically narrow. Long façades should be broken into vertical bays.	Suggested

Features or characteristics		Suggested/Preferred
<u>h.</u> {Her cl.16}	Rooflines should be concealed behind parapets or other architectural features.	Suggested
<u>i.</u> {Her cl.16}	Ornament or detail should be included as an integral part of the design of the façade.	Suggested
<u>j.</u> {Her cl.16}	Window layout should be symmetrical and/or rhythmical.	Suggested
<u>k.</u> {Her cl.16}	Windows on long façades should be arranged in groups.	Suggested
<u>l.</u> {Her cl.16}	Windows should be largely transparent.	Preferred
<u>m.</u> {Her cl.16}	Verandahs should be continuous, except where installation of a verandah will compromise the architecture of a scheduled heritage building.	Preferred
<u>n.</u> {Her cl.16}	In existing scheduled heritage buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing.	Preferred
<u>o.</u> {Her cl.16}	In scheduled heritage and character-contributing buildings, historic shop front details such as glazing, lead-lighting and tiles should be retained.	Preferred
<u>p.</u> {Her cl.16}	Mirrored glass and heavy tinting should be avoided.	Suggested
<u>q.</u> {Her cl.16}	Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade.	Preferred
5. {Her cl.16} Materials		
<u>a.</u> {Her cl.16}	Building façades should be clad in materials such as plaster, brick, stone or concrete which are visually consistent with the traditional materials of the precinct.	Suggested
<u>b.</u> {Her cl.16}	Buildings should avoid the use of single cladding materials and use a mix of materials or variations in their use to create shadow/depth and visual interest in the façade.	Suggested
<u>c.</u> {Her cl.16}	Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building.	Preferred

Features or characteristics		Suggested/Preferred
6. {Her cl.16} Colour		
a. {Her cl.16}	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
b. {Her cl.16}	Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building.	Preferred
c. {Her cl.16}	Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over.	Preferred
7. {Her cl.16} Signs		
a. {Her cl.16}	Signs should not dominate façades or conceal windows or architectural features.	Preferred
8. {Her cl.16} Other		
a. {Her cl.16}	Service areas and building utilities should not be located on façades, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view.	Preferred
b. {Her cl.16}	Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area.	Preferred
c. {Her cl.16}	Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style.	Preferred
d. {Her cl.16}	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.	Preferred

A2.2.2 The Octagon Commercial Heritage Precinct

A2.2.2.1 Description of area

The Octagon is Dunedin's pre-eminent civic and public open space. Laid out in the first street surveys a year before the first British settlers arrived in 1849, the Octagon remains a key focal point of the city, both geographically and culturally. The Octagon occupies an important physical axis where George Street, Princes Street and Stuart Street meet, around which the rest of the central city is shaped. Over the last decade the area has become an increasingly important entertainment destination, with the lower half of the Octagon occupied by many bars, cafes and restaurants spilling out onto the streets, and the western side of the Octagon housing a multiplex cinema, the Regent Theatre, and Dunedin Public Art Gallery. There is also access to the Dunedin Centre and Town Hall from the Octagon, connecting these spaces into the broader entertainment precinct. The open area of the Octagon makes it a hub for a wide range of special events and there is a high degree of informal use of the Octagon, particularly on sunny days. The place attracts a wide range of people, including workers taking a break, locals meeting others or relaxing, and tourists photographing buildings or orientating themselves on a tour of the city. In addition to these event and entertainment uses, the Octagon is also home to St Paul's Cathedral and the Dunedin City Council Municipal buildings, both busy sites of activity at specific times.

Such a diverse range of uses makes it a busy and sometimes contested and congested space. The continued transit of vehicles through and around the space, the location of bus stops on either side of the busy central carriageway on George and Princes Streets, and its use by tour buses and taxis, also add to this complex environment. There have been on-going and growing calls for changes to the way the area operates and the comparative importance given to motor vehicles and pedestrians within this space.

In terms of the form of buildings surrounding the Octagon, there is a great deal of variation. While there are impressive architectural heritage icons like St Paul's and the Municipal Chambers and well-preserved Victorian and Edwardian buildings like the Regent, former Hallensteins Building, and Bacchus building, there are also a number of less iconic buildings from the pre-war WW2 era. While these buildings still contribute to the character of the area, they do not stand out as the type of buildings that would typically occupy such an important civic space. There are also a number of large buildings constructed in the 1960s-1980s, when there was a strong focus on redevelopment - particularly on iconic corner sites. While these buildings vary in architectural merit, their height and scale in comparison to surrounding buildings means they dominate the area and they have also reduced the penetration of sunlight into the Octagon. More recent additions reflect a postmodern interpretation of the most appropriate architectural style within heritage precincts, and their architectural merit is similarly debated.

It is only by excluding monumental modernist additions that a greater sense of architectural cohesion can be defined, similar to adjoining areas of Lower Stuart Street and George Street - buildings of two to three storeys, typically symmetrical, stressing vertical elements, a differentiation of base, middle, and top, and built to the full width of the site. Central to the character is also the continued development of buildings to the front boundary of the site in order to enforce the octagonal form of the space. To both enhance the character of the Octagon, to protect the attractiveness of the environment (the penetration of sunlight, avoidance of wind issues etc), future development should reinforce a lower built form, rather than adding large amounts of additional height or replicating the experimentation with large office blocks overpowering what is not a large civic space. Future development should also defer in height to the Cathedral and Municipal Chambers tower in order to reinforce their architectural pre-eminence in the space. Views towards the Railway Station and the First Church spire should also be protected.

Any new buildings or alterations to existing buildings in the precinct should be more consistent with the scale, positioning, and style of the Octagon's historic buildings, given it is these buildings that continue to be favoured by the community. New buildings should also aspire to a higher quality than earlier additions. This does not mean that new buildings need to replicate heritage buildings or features, per se, but should be of high architectural value, creative, **{Her cl.16}** and insert more sensitively into the streetscape by reflecting the features of the surrounding heritage buildings that give the area its quality and character. New buildings should use creative design to enhance the urban feel of the area and reflect the core values below without attempting to dominate the existing heritage architecture in

terms of scale or design. Any new buildings or alterations should also respect the important heritage vistas through the precinct.

While the Octagon was substantially redeveloped in 1990-1991 it is envisaged that the public space will be redeveloped during the life of this Plan. Given the growing expectations of use of the area as a people space rather than a transit space, it could be expected that redevelopment of the space will enhance the safety of those using the area, pay increased attention to the human scale, and increase the attractiveness of the area as a place to spend time. Focus should also be directed to making the Octagon feel like an integrated whole again and on refocusing attention back towards the architectural merit of its key heritage buildings - the Municipal Chambers, St Paul's Cathedral and the Regent and Bacchus buildings.

A2.2.2.2 Values to be protected or enhanced

The following features and characteristics have been identified as important to protect or enhance:

- a. The remaining heritage and character-contributing buildings in the area
- b. Buildings built to the front boundary to reinforce the octagonal form of the Octagon
- c. Heights to maximise solar access
- d. The use of rhythm, modulation, and permanent materials in design
- e. A lack of vehicle crossings
- f. A strong focus on pedestrian amenity and outdoor dining at ground floor
- g. Design and activities to encourage use of the area as a public space

A2.2.2.3 Principal threats to values

- a. Demolition of remaining scheduled heritage and character-contributing buildings.
- b. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings.
- c. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area, particularly on the large-scale modernist buildings in the precinct.
- d. The development of new buildings that are taller than the Cathedral and reduce solar access in the Octagon.
- e. The removal of original materials and features from heritage and character-contributing buildings.
- f. The proliferation of signage and advertising for hospitality venues in the Octagon.
- g. The loss of the feeling of open space in the Octagon.
- h. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition. {Her 547.66}

A2.2.2.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
1. {Her cl.16} Height		
a. {Her cl.16}	New buildings should be consistent in height to <u>with {Her cl.16}</u> immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.	Preferred
b. {Her cl.16}	Building heights should be planned to maximise solar access into the public space of the Octagon and avoid obscuring views through the Octagon to the Railway Station, St Paul's Cathedral and First Church.	Preferred

Features or characteristics		Suggested/Preferred
<u>c.</u> {Her cl.16}	Buildings should not exceed the height of St Paul's Cathedral and the Municipal Chamber tower.	Preferred
2. {Her cl.16} Bulk and location		
<u>a.</u> {Her cl.16}	Building frontages should be constructed within 400 mm of the road boundary. Buildings should occupy the full width of the site in order to reinforce the octagonal form of the space.	Preferred
3. {Her cl.16} Car parking		
<u>a.</u> {Her cl.16}	Off-street car parking is not visible from the road, either located behind or within the building.	Preferred
<u>b.</u> {Her cl.16}	There are no vehicle crossings onto the Octagon.	Preferred
4. {Her cl.16} Design		
<u>a.</u> {Her cl.16}	Buildings should reference the area's commercial/retail heritage and be sympathetic to surrounding heritage and character-contributing buildings.	Preferred
<u>b.</u> {Her cl.16}	New buildings will generally draw important design cues from Victorian and Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings.	Preferred
<u>c.</u> {Her cl.16}	Façades should have a solid appearance.	Suggested
<u>d.</u> {Her cl.16}	Corner buildings should have architectural detail to all road frontages.	Preferred
<u>e.</u> {Her cl.16}	Façades should be visually subdivided and the composition (including windows) should emphasise a vertical dimension consistent with heritage and character-contributing buildings in the precinct.	Suggested
<u>f.</u> {Her cl.16}	Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible.	Suggested
<u>g.</u> {Her cl.16}	Long façades should be broken into vertical bays.	Suggested
<u>h.</u> {Her cl.16}	Rooflines should be concealed behind parapets or other architectural features.	Suggested

Features or characteristics		Suggested/Preferred
i. {Her cl.16}	Ornament or detail should be included as an integral part of the design of the façade.	Suggested
j. {Her cl.16}	Window layout should be symmetrical and/or rhythmical.	Suggested
k. {Her cl.16}	Windows on long façades should be arranged in groups.	Suggested
l. {Her cl.16}	Windows should be largely transparent.	Preferred
m. {Her cl.16}	Verandahs should be continuous, except where installation of a verandah will compromise the architecture of a scheduled heritage building.	Preferred
n. {Her cl.16}	In existing scheduled heritage buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing.	Preferred
o. {Her cl.16}	In scheduled heritage and character-contributing buildings, historic shop front details such as glazing, lead-lighting and tiles should be retained.	Preferred
p. {Her cl.16}	Mirrored glass and heavy tinting should be avoided.	Suggested
q. {Her cl.16}	Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade.	Preferred
5. {Her cl.16} Materials		
a. {Her cl.16}	Building façades should be clad in materials such as plaster, brick, stone or concrete which are visually consistent with the traditional materials of the precinct.	Suggested
b. {Her cl.16}	Buildings should avoid the use of single cladding materials and use a mix of materials or variations in their use to create shadow/depth and visual interest in the façade.	Suggested
c. {Her cl.16}	Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building.	Preferred
6. {Her cl.16} Colour		
a. {Her cl.16}	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested

Features or characteristics		Suggested/Preferred
<u>b.</u> {Her cl.16}	Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building.	Preferred
<u>c.</u> {Her cl.16}	Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over.	Preferred
7. {Her cl.16} Signs		
<u>a.</u> {Her cl.16}	Signs should not dominate façades or conceal windows or architectural features.	Preferred
<u>b.</u> {Her cl.16}	Freestanding signs within the Octagon should be kept to a minimum to avoid clutter of the public space.	Preferred
<u>c.</u> {Her cl.16}	Signs (other than small information and direction signs) should be avoided on the Municipal Chambers, St Paul's Cathedral and Regent Theatre buildings. Preference should be given to small stand-alone signs for these buildings to avoid negative effects on the architecture of the building.	Preferred
8. {Her cl.16} Other		
<u>a.</u> {Her cl.16}	Service areas and building utilities should not be located on façades, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view.	Preferred
<u>b.</u> {Her cl.16}	Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area.	Preferred
<u>c.</u> {Her cl.16}	Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style.	Preferred
<u>d.</u> {Her cl.16}	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.	Preferred

A2.2.3 Stuart Street Commercial Heritage Precinct

A2.2.3.1 Description of Area

The Stuart Street Commercial Heritage Precinct encompasses the area between the Octagon and the Railway Station, including Lower Stuart Street, parts of Moray Place, Cumberland Street, Castle Street, Dunbar Street and Anzac Square.

The area retains a very strong heritage character, anchored by the large number of heritage buildings and important vistas down Stuart Street to the Railway Station and beyond to the Peninsula, and up Stuart Street to the Octagon with St Paul's Cathedral and the tower of the Municipal Chambers visible above the trees. The area is an important pedestrian link between the Octagon and Railway Station and is heavily frequented by visitors to Dunedin.

The area is notable for the very small number of modern buildings. The architectural styles of the area's older buildings are varied, with buildings from the Victorian, Edwardian, and inter-war periods all represented. Notwithstanding this diversity, there is a great sense of cohesion in the streetscape, reinforced by consistency in terms of bulk and location, materials, the quality of architecture, and the lack of gaps resulting from demolition. There is a common attention to detail in many of the façades through the use of mouldings, fenestration, and materials, creating substantial architectural interest above verandah height.

At street level, although there has been a change over time to modern shop fronts, there are a higher proportion that retain early leadlight glazing, entranceway tiling, and historical architectural details in this precinct than elsewhere, something which adds further character to the street. In the lower part of the precinct the buildings become more monumental, with a number of significant municipal and governmental buildings in the form of the Railway Station, Law Courts, former prison and police station, in addition to the large ODT/Evening Star complex. Overall, the area presents a strong commercial heritage architectural character.

The relatively enclosed nature of Lower Stuart Street contrasts with the more open character of Anzac Square and the area around the Railway Station. This openness affords opportunities to view the Railway Station unencumbered by other buildings. Unfortunately, the channelling of State Highway One in front of the Railway Station along Castle Street fragments Anzac Square, and inhibits opportunities to improve the area as a people-orientated space. The one-way system also creates severance mid-way through the precinct at Cumberland Street, creating a barrier to improved pedestrian and cycle flows and undermining the quality of the pedestrian experience between the Railway Station and Octagon.

The precinct is home to a wide range of activities, from the industrial activity of **{Ind cl.16}** newspaper production to judicial activities and commercial office activity. The shops in the area have gradually become more specialised, and there is an increasing number of bars, cafes and restaurants, particularly in the blocks closest to the Octagon where there is a strong entertainment hub.

The small number of more modern buildings in the precinct do not share the style or form of earlier heritage and character-contributing buildings. The design of these buildings has also typically paid less attention to detailing and the relationship of the ground floor to the pedestrian environment. Because these buildings are few in number and clustered together, they do not detract too strongly from the character of the precinct.

New buildings or alterations in the precinct should be more consistent in terms of scale, positioning, and style and aspire to a higher quality. This does not mean that new buildings need to replicate heritage buildings or features, per se. However, they should be of high architectural value, creative, and insert more seamlessly into the streetscape by reflecting features of the surrounding heritage buildings that give the area its quality and character. New buildings should use creative design to enhance the urban feel of the area and reflect the core values detailed below without attempting to dominate the existing heritage architecture, which should remain the key defining characteristic of the area. Any new buildings or alterations should also respect the important heritage vistas through the precinct towards the Railway Station and St Paul's cathedral.

A2.2.3.2 Values to be protected or enhanced

The following features and characteristics have been identified as important to protect or enhance:

- a. Protect
 - i. The large number of scheduled heritage and character-contributing buildings in the area
 - ii. A dense concentration of buildings creating a strong urban feel
 - iii. The use of rhythm, modulation, and permanent materials in design
 - iv. The views through the Precinct to the Railway Station and the Octagon/St Paul's Cathedral
 - v. The cluster of monumental, civic buildings at the lower end of the precinct.
- b. Enhance
 - i. Restoration and re-use of existing buildings
 - ii. The quality of the pedestrian environment

A2.2.3.3 Principal threats to values

- a. Demolition of existing scheduled heritage and character-contributing buildings
- b. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
- c. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
- d. The removal of original materials and features from heritage and character-contributing buildings
- e. Further intensification of the state highway network and condition of one-way system
- f. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition. {Her 547.66}

A2.2.3.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
1. {Her cl.16} Height		
a. {Her cl.16}	New buildings should be consistent in height to <u>with {Her cl.16}</u> immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.	Preferred
2. {Her cl.16} Bulk and location		
a. {Her cl.16}	Building frontages should be constructed within 400 mm of the road boundary. Buildings should occupy the full width of the site.	Preferred
3. {Her cl.16} Car parking		
a. {Her cl.16}	Off street car parking is not visible from the road, either located behind or within the building.	Preferred
b. {Her cl.16}	Vehicle crossings should be kept to a minimum. Crossings built into buildings are more acceptable than those that mean the building does not occupy the full width of its site.	Preferred
4. {Her cl.16} Design		

Features or characteristics		Suggested/Preferred
<u>a.</u> {Her cl.16}	Buildings should reference the area's commercial/retail heritage and be sympathetic to surrounding heritage and character-contributing buildings.	Preferred
<u>b.</u> {Her cl.16}	New buildings will generally draw important design cues from Victorian, Edwardian or inter-war heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings.	Preferred
<u>c.</u> {Her cl.16}	Façades should have a solid appearance.	Preferred
<u>d.</u> {Her cl.16}	Corner buildings should have architectural detail to all road frontages.	Preferred
<u>e.</u> {Her cl.16}	Façades should be visually subdivided and the composition (including windows) should emphasise a vertical dimension consistent with heritage and character-contributing buildings in the precinct.	Suggested
<u>f.</u> {Her cl.16}	Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible.	Suggested
<u>g.</u> {Her cl.16}	Long façades should be broken into vertical bays.	Suggested
<u>h.</u> {Her cl.16}	Rooflines should be concealed behind parapets or other architectural features.	Suggested
<u>i.</u> {Her cl.16}	Ornament or detail should be included as an integral part of the design of the façade.	Suggested
<u>j.</u> {Her cl.16}	Window layout should be symmetrical and/or rhythmical.	Suggested
<u>k.</u> {Her cl.16}	Windows on long façades should be arranged in groups.	Preferred
<u>l.</u> {Her cl.16}	Windows should be largely transparent.	Preferred
<u>m.</u> {Her cl.16}	Verandahs should be continuous, except where installation of a verandah will compromise the architecture of a scheduled heritage building.	Suggested

Features or characteristics		Suggested/Preferred
<u>n.</u> {Her cl.16}	In existing scheduled heritage buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing.	Preferred
<u>o.</u> {Her cl.16}	In scheduled heritage and character-contributing buildings, historic shop front details such as glazing, lead-lighting and tiles should be retained.	Preferred
<u>p.</u> {Her cl.16}	Entrances should be well defined.	Preferred
<u>q.</u> {Her cl.16}	Mirrored glass and heavy tinting should be avoided.	Suggested
<u>r.</u> {Her cl.16}	Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade.	Preferred
5. {Her cl.16} Materials		
<u>a.</u> {Her cl.16}	Building façades should be clad in materials such as plaster, brick, stone or concrete, which are visually consistent with the traditional materials of the precinct.	Suggested
<u>b.</u> {Her cl.16}	Buildings should avoid the use of single cladding materials and use a mix of materials or variations in their use to create shadow/depth and visual interest in the façade.	Suggested
<u>c.</u> {Her cl.16}	Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building.	Preferred
6. {Her cl.16} Colour		
<u>a.</u> {Her cl.16}	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
<u>b.</u> {Her cl.16}	Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building.	Preferred
<u>c.</u> {Her cl.16}	Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over.	Preferred
7. {Her cl.16} Signs		
<u>a.</u> {Her cl.16}	Signs should not dominate façades or conceal windows or architectural features.	Preferred

Features or characteristics		Suggested/Preferred
<u>b.</u> {Her cl.16}	Signs (other than small information and direction signs) should be avoided on the Dunedin Prison, Railway Station, and Law Courts buildings. Preference should be given to stand-alone signs for these buildings to avoid negative effects on the architecture of the building.	Preferred
8. {Her cl.16} Other		
<u>a.</u> {Her cl.16}	Service areas and building utilities should not be located on façades, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view.	Preferred
<u>b.</u> {Her cl.16}	Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area.	Preferred
<u>c.</u> {Her cl.16}	Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style.	Preferred
<u>d.</u> {Her cl.16}	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.	Preferred
<u>e.</u> {Her cl.16}	Visual connections between the Octagon and Railway Station should be unimpeded.	Preferred
<u>f.</u> {Her cl.16}	The curtilage in front of Railway Station, Law Courts and former Dunedin Prison is kept free of unnecessary clutter/structures to ensure that the architectural detail of these buildings is not obstructed.	Preferred

A2.2.4 Moray Place - Dowling Street Commercial Heritage Precinct

A2.2.4.1 Description of area

The Moray Place - Dowling Street Commercial Heritage Precinct is comprised of Moray Place south of Stuart Street and adjoining areas of Dowling Street and Burlington Street. It adjoins the Princes Street - Exchange Commercial Heritage Precinct and The Octagon Commercial Heritage Precinct.

The area is dominated by large, monumental, high quality heritage buildings, demonstrating architectural styles popular from the late 1800s through to the 1920s. These reflect the area's early history as a commercial hub for the city. Although the retail and office role of the area has declined over time, many of the buildings are being repurposed and attracting new uses to the area, including a growing amount of residential activity. There is an emerging arts hub in the area with many of the city's galleries located in and around Moray Place and Dowling Street. Unfortunately, much of the area was omitted from the streetscape upgrade in the 1990s, although this does not appear to have affected the current investment in building re-use or the quality of businesses that have chosen to locate in the area.

The buildings in this part of the city tend to be taller than in other parts of the central city, similar to the adjoining Princes Street - Exchange Commercial Heritage Precinct, typically between three and five storeys high, excluding basements. Buildings tend to be constructed of solid, permanent materials like stone, brick and masonry, with a strong emphasis on architectural detail and expression. Many heritage buildings retain original ground floor fenestration or highly detailed historic retail shop fronts (particularly from the 1920s and 1930s) and have not been altered or modernised to the same degree as their counterparts on George or Princes Streets. These give a unique quality to the streetscape and contribute to the attractive pedestrian environment. There are fewer verandahs in the area than elsewhere in the central city, which provides more opportunities to appreciate the architectural quality of the buildings, but also means there is less protection from the elements for pedestrians. Also important are the number of interesting alleys and spaces created to the sides and rear of buildings, which offer opportunities for urban renewal and improved connectivity between this and other precincts.

First Church provides a strong focal point within the precinct. The open grounds assist to emphasise the verticality and quality architecture of the building. The grounds and established vegetation add important green space to the central city, offering respite from the dense urban environment around it. The exposed rock and narrowness of Burlington Street is reinforced by buildings like Burns Hall, Garrison Hall, and the Commerce building. These features combine to create a sense of enclosure which is important to retain, and could be further reinstated with construction on the vacant site at the foot of Bell Hill.

In the lower part of the precinct there are important views into Queens Gardens and down the long, straight roads towards South Dunedin, the harbour and peninsula. The topography at Dowling and Burlington Streets provides for elevated views out from the precinct and interesting architectural responses to the changes in elevation.

There are a small number of more modern buildings in the precinct dating from the 1960s/1970s. Unfortunately, these are not all of a high architectural quality or built in a style that is sensitive to the surrounding character. Often these buildings have deviated from the otherwise consistent building line, added substantial height or contrasting materials, and interrupted the rhythm of the streetscape. These buildings have also typically paid less attention to detailing and the relationship of their ground floor to the pedestrian environment.

New buildings in the precinct should be consistent with the Victorian and Edwardian buildings in terms of scale, positioning, and style and aspire to a high quality. This does not mean that new buildings need to replicate heritage buildings or features per se, but should be of high architectural value, creative, and insert seamlessly in the streetscape by reflecting features of the surrounding heritage buildings that give the area its quality and character. New buildings should use creative design to enhance the urban feel of the area and reflect the core values below without attempting to dominate the existing heritage architecture, which should remain the key defining characteristic of the area.

A2.2.4.2 Values to be protected or enhanced

The following features and characteristics have been identified as important to protect or enhance:

- a. Protect
 - i. The large number of scheduled heritage and character-contributing buildings in the area
 - ii. A dense concentration of buildings creating a strong urban feel
 - iii. The use of rhythm, modulation, and permanent materials in design
 - iv. Original ground floor fenestration and historic shopfronts
 - v. Alleyways
- b. Enhance
 - i. Consistent building lines with buildings built to the front boundary
 - ii. More consistency in building height and scale
 - iii. A stronger focus on pedestrian amenity at ground floor
 - iv. Re-building in gaps in the streetscape, particularly those created by the demolition of the former Otago Daily Times buildings and others along the former alignment of High Street

A2.2.4.3 Principal threats to values

- a. Further demolition of existing scheduled heritage and character-contributing buildings
- b. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
- c. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
- d. The development of new buildings that are taller than First Church or the loss of the green space around the church grounds
- e. The removal of original materials and features from heritage and character-contributing buildings, including modern buildings where these materials were chosen to be consistent with the character of the area
- f. At-grade off-street car parking visible within the streetscape
- g. Gaps in the streetscape
- h. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition. {Her 547.66}

A2.2.4.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
1. {Her cl.16} Height		
a. {Her cl.16}	New buildings should be consistent in height to <u>with {Her cl.16}</u> immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.	Preferred
2. {Her cl.16} Bulk and location		
a. {Her cl.16}	Building frontages should be constructed within 400 mm of the road boundary. Buildings should occupy the full width of the site.	Preferred
3. {Her cl.16} Car parking		

Features or characteristics		Suggested/Preferred
<u>a.</u> {Her cl.16}	Off-street car parking is not visible from the road, either located behind or within the building.	Preferred
<u>b.</u> {Her cl.16}	Vehicle crossings should be kept to a minimum. Crossings built into buildings are more acceptable than those that mean the building does not occupy the full width of its site.	Preferred
4. {Her cl.16} Design		
<u>a.</u> {Her cl.16}	Buildings should reference the area's commercial heritage and be sensitive to surrounding heritage and character-contributing buildings which are characterised by their quality, substantial and monumental design.	Preferred
<u>b.</u> {Her cl.16}	New buildings will generally draw important design cues from Victorian and Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings.	Preferred
<u>c.</u> {Her cl.16}	Façades should have a solid appearance.	Suggested
<u>d.</u> {Her cl.16}	Corner buildings should have architectural detail to all road frontages.	Preferred
<u>e.</u> {Her cl.16}	Façades should be visually subdivided (base, middle and top), and the composition (including windows) should emphasise a vertical dimension consistent with heritage and character-contributing buildings in the precinct.	Suggested
<u>f.</u> {Her cl.16}	Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible.	Suggested
<u>g.</u> {Her cl.16}	Rooflines should be concealed behind parapets or other architectural features.	Suggested
<u>h.</u> {Her cl.16}	Ornament or detail should be included as an integral part of the design of the façade.	Suggested
<u>i.</u> {Her cl.16}	Window layout should be symmetrical and/or rhythmical.	Suggested
<u>j.</u> {Her cl.16}	Windows on long façades should be arranged in groups.	Suggested
<u>k.</u> {Her cl.16}	Windows should be largely transparent.	Preferred

Features or characteristics		Suggested/Preferred
<u>l.</u> {Her cl.16}	Verandahs should be continuous, except where installation of a verandah will compromise the architecture of a scheduled heritage building.	Suggested
<u>m.</u> {Her cl.16}	In existing scheduled heritage buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing.	Preferred
<u>n.</u> {Her cl.16}	In scheduled heritage and character-contributing buildings, historic shop front details such as glazing, lead-lighting and tiles should be retained.	Preferred
<u>o.</u> {Her cl.16}	Entrances should be well defined.	Preferred
<u>p.</u> {Her cl.16}	Mirrored glass and heavy tinting should be avoided.	Suggested
<u>q.</u> {Her cl.16}	Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade.	Preferred
5. {Her cl.16} Materials		
<u>a.</u> {Her cl.16}	Building façades should be clad in permanent, robust materials such as plaster, brick, stone or concrete, which are visually consistent with the traditional materials of the precinct.	Suggested
<u>b.</u> {Her cl.16}	Buildings should avoid the use of single cladding materials and use a mix of materials or variations in their use to create shadow/depth and visual interest in the façade.	Suggested
<u>c.</u> {Her cl.16}	Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building.	Preferred
6. {Her cl.16} Colour		
<u>a.</u> {Her cl.16}	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
<u>b.</u> {Her cl.16}	Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building.	Preferred
<u>c.</u> {Her cl.16}	Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over.	Preferred
7. {Her cl.16} Signs		

Features or characteristics		Suggested/Preferred
<u>a.</u> {Her cl.16}	Signs should not dominate façades or conceal windows or architectural features.	Preferred
8. {Her cl.16} Other		
<u>a.</u> {Her cl.16}	Service areas and building utilities should not be located on façades, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view.	Preferred
<u>b.</u> {Her cl.16}	Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area.	Preferred
<u>c.</u> {Her cl.16}	Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style.	Preferred
<u>d.</u> {Her cl.16}	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.	Preferred

A2.2.5 Princes Street - Exchange Commercial Heritage Precinct

A2.2.5.1 Description of area

The Princes Street - Exchange Commercial Heritage Precinct is comprised of Princes Street south of Moray Place to the five way intersection at Jetty/Princes/Stafford/Manse Street. It includes the Exchange and adjoining areas of Stafford and High Streets.

The Toitū tauraka waka, now located under the Exchange Plaza, was one of several Kāi Tahu landing places in the Otago harbour at the time of colonial settlement of the Otago region. Situated beside the Toitū creek as it emptied into the harbour, the tauraka waka site provided a softly sloped beach for landing waka, a good point of entry to the surrounding bush and mahika kai, as well as access to fresh water. {Her 1071.111}

The area is dominated by many of the city's largest and tallest office buildings and most of its major hotels. These large buildings represent key periods of the city's development and give the area a more diverse range of architectural styles than other parts of the central city. The area is home to buildings from almost every decade of the twentieth century and there are prominent examples from the Victorian, Inter-war, Modern, and post-Modern periods, which contribute to the character of the area. Unfortunately, not all of this past architectural innovation in the area has been positive. While there are some good examples of architectural styles, not all buildings are of high architectural value. Nor have they all contributed positively to the surrounding area.

The desire to make a contemporary design statement and promote "regeneration" has, in the past, seen too much focus on the individual site and building and too little reference to the surrounding area, local characteristics or environmental factors. Characteristics like height, materials and layout have exacerbated issues such as shadowing, wind funnelling, a lack of active frontage and passive surveillance, and the creation of awkward spaces that have undermined the attractiveness of the area as a people space. Some of the area's better modern architecture has also been negatively impacted by later alterations which have undermined the original design qualities without improving the overall contribution to the character of the wider area.

The heritage and character-contributing buildings in the area are similarly mixed in terms of style, scale, quality, condition and authenticity. They range from small two storeyed shops with modified façades to significant, monumental heritage buildings that still demonstrate the early wealth of the city and this area's role as its commercial hub. Unfortunately, this area has also experienced the greatest loss of its early architecture (including the building the Exchange area was named after), both to facilitate the redevelopment discussed above and, increasingly, to provide open-air car parks which have symbolised the area's declining fortunes. The number of gaps in the streetscape has grown over time, particularly in side streets off Princes Street. This has led to a reduction of the size of the earlier townscape precinct.

On the positive side, in recent years there have been some of the city's most impressive and innovative re-use and restoration efforts in the area. Buildings like the former National Bank, Bank of New Zealand, Standard building, Bing Harris/Clarion buildings, and former Chief Post Office have demonstrated the potential for the area's heritage buildings as contemporary work spaces and as promoters of physical and economic urban regeneration. There are positive signs of a growing regeneration in the area, assisted by high-profile heritage re-use and restoration projects and growing revitalisation in the neighbouring Warehouse Industrial Commercial Heritage Precinct.

The above factors mean that the area is less consistent in terms of design and physical form than other parts of the city. Buildings range from 1 to 14 storeys and are constructed from a range of different materials from brick and masonry, concrete and stone, to glass curtain wall construction. Styles are eclectic, with varying setbacks and building form.

While the area is more mixed than many other heritage precincts, the guidelines draw most strongly on the character of the heritage (Victorian and Edwardian) buildings in the area. This is due to the quality of these buildings and the fact that these buildings have a style, scale and character that is most highly appreciated by the city's residents. New

development should seek to positively transform the precinct, increase legibility, contribute to regeneration, encourage visitation, and respect the area's history. This is not to say that new buildings should slavishly replicate heritage buildings. However, they should be of high architectural value, creative, and insert more seamlessly into the streetscape by reflecting features of the surrounding heritage buildings, to restore and enhance the area's character into the future.

A2.2.5.2 Values to be protected or enhanced

The following features and characteristics have been identified as important to protect or enhance:

- a. Protect:
 - i. The large number of scheduled heritage and character-contributing buildings in the area
 - ii. A dense concentration of buildings creating a strong urban feel
 - iii. The use of rhythm, modulation, and permanent materials in design
 - iv. A lack of vehicle crossings
 - v. Kāi Tahu values {Her 1017.112}
- b. Enhance:
 - i. Consistent building lines with buildings built to the front boundary
 - ii. More consistent building heights and scale
 - iii. A stronger focus on pedestrian amenity at ground floor
 - iv. Recognition of Kāi Tahu values through collaboration with Kāi Tahu in the design of public spaces, including planting, use of Kāi Tahu place names, public art works, and interpretive material. {Her 1071.113}

A2.2.5.3 Principal threats to values

- a. Further demolition of existing scheduled heritage and character-contributing buildings
- b. Low levels of maintenance and investment
- c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
- d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
- e. The removal of original materials and features from heritage and character-contributing buildings, including modern buildings, where these materials were chosen to be consistent with the character of the area
- f. Off-street car parking visible within the streetscape
- g. Gaps in the streetscape
- h. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition. {Her 547.66}

A2.2.5.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
1. {Her cl.16} Height		
a. {Her cl.16}	New buildings should be consistent in height to with {Her cl.16} immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.	Preferred
2. {Her cl.16} Bulk and location		
a. {Her cl.16}	Building frontages should be constructed within 400 mm of the road boundary. Buildings should occupy the full width of the site.	Preferred
3. {Her cl.16} Car parking		
a. {Her cl.16}	Off-street car parking is not visible from the road, either located behind or within the building.	Preferred
b. {Her cl.16}	Vehicle crossings should be kept to a minimum. Crossings built into buildings are more acceptable than those that mean the building does not occupy the full width of its site.	Preferred
4. {Her cl.16} Design		
a. {Her cl.16}	Buildings should reference the area's commercial heritage and be sensitive to surrounding heritage and character-contributing buildings which are characterised by their quality, substantial and monumental design.	Preferred
b. {Her cl.16}	New buildings will generally draw important design cues from Victorian and Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings.	Preferred
c. {Her cl.16}	Façades should have a solid appearance.	Suggested
d. {Her cl.16}	Corner buildings should have architectural detail to all road frontages.	Preferred
e. {Her cl.16}	Façades should be visually subdivided (base, middle and top), and the composition (including windows) should emphasise a vertical dimension consistent with heritage and character-contributing buildings in the precinct.	Suggested
f. {Her cl.16}	Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible.	Suggested
g. {Her cl.16}	Rooflines should be concealed behind parapets or other architectural features.	Suggested

Features or characteristics		Suggested/Preferred
<u>h.</u> {Her cl.16}	Ornament or detail should be included as an integral part of the design of the façade.	Suggested
<u>i.</u> {Her cl.16}	Window layout should be symmetrical and/or rhythmical.	Suggested
<u>j.</u> {Her cl.16}	Windows on long façades should be arranged in groups.	Suggested
<u>k.</u> {Her cl.16}	Windows should be largely transparent.	Preferred
<u>l.</u> {Her cl.16}	Verandahs should be continuous, except where installation of a verandah will compromise the architecture of a scheduled heritage building.	Suggested
<u>m.</u> {Her cl.16}	In existing scheduled heritage buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing.	Preferred
<u>n.</u> {Her cl.16}	In scheduled heritage and character-contributing buildings, historic shop front details such as glazing, lead-lighting and tiles should be retained.	Preferred
<u>o.</u> {Her cl.16}	Entrances should be well defined.	Preferred
<u>p.</u> {Her cl.16}	Mirrored glass and heavy tinting should be avoided.	Suggested
<u>q.</u> {Her cl.16}	Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade.	Preferred
5. {Her cl.16} Materials		
<u>a.</u> {Her cl.16}	Building facades should be clad in permanent, robust materials such as plaster, brick, stone or concrete, which are visually consistent with the traditional materials of the precinct.	Suggested
<u>b.</u> {Her cl.16}	Buildings should avoid the use of single cladding materials and use a mix of materials or variations in their use to create shadow/depth and visual interest in the façade.	Suggested
<u>c.</u> {Her cl.16}	Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building.	Preferred

Features or characteristics		Suggested/Preferred
6. {Her cl.16} Colour		
a. {Her cl.16}	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
b. {Her cl.16}	Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building.	Preferred
c. {Her cl.16}	Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over.	Preferred
7. {Her cl.16} Signs		
a. {Her cl.16}	Signs should not dominate façades or conceal windows or architectural features.	Preferred
8. {Her cl.16} Other		
a. {Her cl.16}	Service areas and building utilities should not be located on façade, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view.	Preferred
b. {Her cl.16}	Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area.	Preferred
c. {Her cl.16}	Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style.	Preferred
d. {Her cl.16}	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.	Preferred

A2.2.6 South Princes Commercial Heritage Precinct

A2.2.6.1 Description of area

The South Princes Commercial Heritage Precinct comprises the area of South Princes Street from Jetty Street to Hope Street. The area is strongly defined by its Victorian commercial buildings and while a number have been stripped of some of their earlier detail or re-façaded in more modern styles, there is a consistency of scale and rhythm in addition to the continued existence of heritage features away from the Princes Street façades.

South Princes Street was an integral part of the city's earliest commercial-retail hub and a number of the buildings date from this early period of the city's development, as some of its first permanent buildings. Over time, as the retail heart of the city has moved northward to George Street, lower levels of private and public investment have seen the area decline in comparison to other parts of the city. At the time of developing this Plan, retail and office occupancy is low although there are some signs of early regeneration in the area, building on investment in adjacent areas.

In 1852, after being petitioned by Māori, Walter Mantell, Commissioner of Crown Lands wrote to Governor Grey asking him to grant "a small portion of land" in Dunedin and Port Chalmers for the building of houses. The "small portion of land" in Dunedin became known as the Princes Street Reserve. The loss of the reserve formed part of the Ngāi Tahu Waitangi Tribunal claim. {Her 1071.114}

Lower pressure for redevelopment has meant there remain a larger number of 19th and early 20th century buildings here than in many other precincts. These buildings are typically commercial in character, with retail at the ground floor and offices or residential activity above. Buildings are constructed of solid, permanent materials, with a strong emphasis on architectural detail and expression.

On the western side of the Precinct the buildings are two-three storeys high at Princes Street. On the eastern side they are two storeys at Princes Street, but those through the middle of the block have a further one-two basement levels below Princes Street opening to an alleyway accessed off Bond Street. The alley itself is formed by the fact these buildings do not extend over the full depth of their sites. This alleyway is one of Dunedin's most unique and significant service lanes and is a slice of Victorian Dunedin. The alleyway has been relatively unchanged over time, and still exhibits early advertising signs painted onto the brick of the upper levels of the buildings, stone foundations, workshop doors, loading docks and hoists used to load goods from what was sea level. This alley has substantial potential for improved use and interpretation in future and should be protected as robustly as the façades to Princes Street.

The lower levels of investment and lesser value attributed to the area over preceding decades means that alterations to buildings in the precinct have not always been of a high architectural quality and modern insertions have not been particularly sensitive to the context of the precinct. New buildings in the precinct should be more consistent in terms of scale, positioning, and style and aspire to a higher quality. This does not mean that new buildings need to replicate heritage buildings or features, per se, but should be of higher architectural value, creative, and insert more seamlessly into the streetscape, by reflecting features of the surrounding heritage buildings that give the area its quality and character. New buildings should use creative design to enhance the urban feel of the area and reflect the core values below with attempting to dominate the existing heritage architecture, which should remain the key defining characteristic of the area. Alterations to existing buildings should aim to enhance or restore the Victorian character of the area, rather than detracting from it further.

The topography and street layout allow significant views to both of the city's northern and southern hill suburbs. The Princes Street carriageway is unusually wide compared to other central city streets in comparison to the scale of the buildings, which reduces the sense of enclosure but also enables good solar access. New developments should protect this good solar access for existing buildings and public spaces. However, future changes to the precinct (both in terms of private and public space developments) could also contribute positively to the sense of enclosure and legibility within the precinct, particularly by improving the built form at the edges of the precinct, for example on the former Century Theatre site and at the southern entrance to the precinct.

A2.2.6.2 Values to be protected or enhanced

- a. The large number of scheduled heritage and character-contributing buildings in the area
- b. Consistent building lines with buildings built to the front boundary
- c. Consistent building heights and scales
- d. The use of rhythm, modulation, and permanent materials in design
- e. A lack of vehicle crossings
- f. A strong focus on pedestrian amenity at ground floor
- g. Recognition of Kāi Tahu values through collaboration with Kāi Tahu in the design of public spaces, including planting, use of Kāi Tahu place names, public art works, and interpretive material. {Her 1071.115}

A2.2.6.3 Principal threats to values

- a. Further demolition of existing scheduled heritage and character-contributing buildings
- b. Low levels of maintenance and investment
- c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
- d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
- e. The removal of original materials and features from heritage and character-contributing buildings
- f. Ground level off-street car parking visible within the streetscape
- g. Gaps in the streetscape
- h. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition. {Her 547.66}

A2.2.6.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
1. {Her cl.16} Height		
a. {Her cl.16}	New buildings should be consistent in height to <u>with {Her cl.16}</u> immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.	Preferred
2. {Her cl.16} Bulk and location		
a. {Her cl.16}	Building frontages should be constructed within 400 mm of the road boundary. Buildings should occupy the full width of the site.	Preferred
b. {Her cl.16}	Buildings to the lower side of Princes Street (between 377 Princes Street and 417 Princes Street) should not be built to the rear boundary, protecting the unique alley accessible from Bond Street.	Suggested
3. {Her cl.16} Car parking		
a. {Her cl.16}	Off street car parking is not visible from the road, either located behind or within the building.	Preferred

Features or characteristics		Suggested/Preferred
<u>b.</u> {Her cl.16}	Vehicle crossings should be kept to a minimum. Crossings built into buildings are more acceptable than those that mean the building does not occupy the full width of its site.	Preferred
4. {Her cl.16} Design		
<u>a.</u> {Her cl.16}	Buildings should reference the area's commercial/retail heritage and be sympathetic to surrounding heritage and character-contributing buildings.	Preferred
<u>b.</u> {Her cl.16}	New buildings will generally draw important design cues from Victorian and Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings.	Preferred
<u>c.</u> {Her cl.16}	Façades should have a solid appearance.	Suggested
<u>d.</u> {Her cl.16}	Corner buildings should have architectural detail to all road frontages.	Preferred
<u>e.</u> {Her cl.16}	Façades should be visually subdivided and the composition (including windows) should emphasise a vertical dimension consistent with heritage and character-contributing buildings in the precinct.	Suggested
<u>f.</u> {Her cl.16}	Façades to the Bond St alley should reflect a more utilitarian and industrial character, sympathetic to existing heritage buildings in that area.	Preferred
<u>g.</u> {Her cl.16}	Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible.	Suggested
<u>h.</u> {Her cl.16}	Buildings are typically narrow. Long façades should be broken into vertical bays.	Suggested
<u>i.</u> {Her cl.16}	Rooflines should be concealed behind parapets or other architectural features.	Suggested
<u>j.</u> {Her cl.16}	Ornament or detail should be included as an integral part of the design of the façade.	Suggested
<u>k.</u> {Her cl.16}	Window layout should be symmetrical and/or rhythmical.	Suggested
<u>l.</u> {Her cl.16}	Windows on long façades should be arranged in groups.	Suggested

Features or characteristics		Suggested/Preferred
<u>m.</u> {Her cl.16}	Windows should be largely transparent.	Suggested
<u>n.</u> {Her cl.16}	Ground floors to the Bond St alleyway may include garage doors, but these should be in character style and faced with timber.	
<u>o.</u> {Her cl.16}	Verandahs should be continuous, except where installation of a verandah will compromise the architecture of a scheduled heritage building.	Suggested
<u>p.</u> {Her cl.16}	In existing scheduled heritage buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing.	Preferred
<u>q.</u> {Her cl.16}	In scheduled heritage and character-contributing buildings, historic shop front details such as glazing, lead-lighting and tiles should be retained.	Preferred
<u>r.</u> {Her cl.16}	Mirrored glass and heavy tinting should be avoided.	Suggested
<u>s.</u> {Her cl.16}	Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade.	Preferred
5. {Her cl.16} Materials		
<u>a.</u> {Her cl.16}	Building facades should be clad in materials such as plaster, brick, stone or concrete, which are visually consistent with the traditional materials of the precinct.	Suggested
<u>b.</u> {Her cl.16}	Buildings should avoid the use of single cladding materials and use a mix of materials or variations in their use to create shadow/depth and visual interest in the façade.	Suggested
<u>c.</u> {Her cl.16}	Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building.	Preferred
6. {Her cl.16} Colour		
<u>a.</u> {Her cl.16}	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
<u>b.</u> {Her cl.16}	Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building.	Preferred

Features or characteristics		Suggested/Preferred
c. {Her cl.16}	Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over.	Preferred
7. {Her cl.16} Signs		
a. {Her cl.16}	Signs should not dominate façades or conceal windows or architectural features.	Preferred
b. {Her cl.16}	Signs to Bond St alley should be limited in scale and on basement ground floor only.	Preferred
8. {Her cl.16} Other		
a. {Her cl.16}	Service areas and building utilities should not be located on façades, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view.	Preferred
b. {Her cl.16}	Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area.	Preferred
c. {Her cl.16}	Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style.	Preferred
d. {Her cl.16}	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.	Preferred

A2.2.7 Warehouse Industrial Commercial Heritage Precinct

A2.2.7.1 Description of area

The Warehouse Industrial Commercial Heritage Precinct comprises the area south of Queens Gardens to Police Street, including parts of Cumberland Street, Vogel Street, Crawford Street and Bond Street running north to south, and Rattray Street/Queens Gardens, Water Street, Jetty Street and Police Street running east to west.

The precinct occupies land reclaimed during the late 19th century, which gradually extended the earlier foreshore well beyond its original alignment closer to Princes Street. Traces of the early foreshore can be seen in the topography along the edge of the Precinct where it joins the Princes Street - Exchange and South Princes Commercial Heritage precincts. Some of the buildings along this edge pre-date the completion of the reclamations and their sites would have once been on the foreshore. Parts of Vogel Street also have an important historic association with the New Zealand and South Seas Exhibition of 1889-1890, which occupied recently reclaimed land.

Due to the area's proximity to the railway and port, and its flat topography, the area became popular with industrial, shipping and warehousing businesses. They These businesses **{Her cl.16}** constructed the numerous Victorian and Edwardian industrial and warehousing buildings that still define the character of the area today. The area's proximity to the city's commercial and banking hub in the Exchange also meant it was a popular location for insurance, financial and other commercial businesses, which chose to locate their head offices in the area. The area's important commercial role and the wealth of Dunedin at the time are evidenced in the quality and style of the buildings that were constructed here. These buildings are typically large scale, constructed in stone, brick and concrete and include substantial architectural detail. Even where the more elaborate Victorian detail has been removed to modernise the buildings in the past, the basic Victorian forms, rhythm and scale of buildings have been retained, meaning there is a sense of cohesion to the area. The area also retains its industrial character, with its wide streets, relative absence of large glazed shop fronts and verandahs, continued widespread existence of loading docks and garage doors, evidence of cellars, and block-wide multiple frontage buildings. "No-name" alley, off Bond Street, is one of the city's gems, complete with painted signs and towering brick and stone walls punctuated by loading docks for the shops above which front to Princes Street some two floors up.

The area's economic importance to the city declined in the middle part of the 20th century, as commerce and industry relocated from Dunedin. Like the neighbouring Exchange, this led to the demolition of buildings, although here it more often resulted in their non-replacement when they were damaged by events like fires or judged to be uneconomic to retain. This non-replacement of buildings means there have been a number of sites vacant for many years, used for open air car parking rather than being redeveloped with modern buildings. While this has left gaps in the streetscape, it also means there are few modern buildings to detract from the earlier historic character. Filling these gaps with character-contributing buildings and avoiding the loss of further buildings in the future is important to protect and enhance the character of the area.

New buildings in the precinct should be more consistent with the area's heritage buildings in terms of scale, bulk, location and character. This does not mean that new buildings need to replicate heritage buildings or features, per se, but should be of high architectural value, creative, and insert more seamlessly into the streetscape by reflecting features of the surrounding heritage buildings that give the area its quality and character. Importantly, in this heritage precinct, new buildings should reference to the area's industrial past and robust architectural style. New buildings should use creative design to enhance the urban feel of the area and reflect the core values listed below without attempting to dominate the existing heritage architecture, which should remain the key defining characteristic of the area.

In recent years, revitalisation of the area has been occurring, with a growing number of the area's buildings being restored and re-purposed for residential, office, and other commercial uses. This adaptive re-use has built upon the popularity of the area for the creative sector, who have found the former industrial spaces ideal for their purposes. At the time of Plan development, the area is experiencing a renaissance, supported by co-operation between the private sector and the Dunedin City Council, ~~who are~~ which is **{Her cl.16}** investing in the public realm and a number of policy

initiatives in order to facilitate in the **{Her cl.16}** enhancement of a vibrant creative precinct in the area. Future development should focus on sustaining this regeneration and the evolution of the area into a unique, mixed use inner city neighbourhood.

A2.2.7.2 Values to be protected or enhanced

The following features and characteristics have been identified as important to protect or enhance:

- a. Protect:
 - i. The large number of scheduled heritage buildings in the area
 - ii. A dense concentration of buildings creating a strong urban feel
 - iii. The use of rhythm, modulation, and permanent materials in design
 - iv. The alleyway in Bond Street
 - v. The industrial-commercial character
- b. Enhance:
 - i. Rebuilding on vacant sites
 - ii. Improved building maintenance and condition
 - iii. Restoration and re-use of existing buildings
 - iv. Reducing the impact of the transport network through the precinct

A2.2.7.3 Principal threats to values

- a. Further demolition of existing scheduled heritage and character-contributing buildings
- b. Low levels of maintenance and investment
- c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings
- d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area
- e. The removal of original materials and features from heritage and character-contributing buildings
- f. Ground level off-street car parking visible within the streetscape
- g. Gaps in the streetscape
- h. Further intensification of the state highway network and condition of one-way system
- i. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition. **{Her 547.66}**

A2.2.7.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
1. {Her cl.16} Height		
a. {Her cl.16}	New buildings should be consistent in height to with {Her cl.16} immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.	Preferred
2. {Her cl.16} Bulk and location		
a. {Her cl.16}	Building frontages should be constructed within 400 mm of the road boundary. Buildings should occupy the full width of the site.	Preferred
3. {Her cl.16} Car parking		
a. {Her cl.16}	Off-street car parking is not visible from the road, either located behind or within the building.	Preferred
b. {Her cl.16}	Vehicle crossings should be kept to a minimum. Entrances to garages and loading bays are acceptable, but should be finished so they contribute to the historic industrial character of the area.	Preferred
4. {Her cl.16} Design		
a. {Her cl.16}	Buildings should reference the area's commercial heritage and be sensitive to surrounding heritage and character-contributing buildings which are characterised by their quality, substantial and monumental design.	Preferred
b. {Her cl.16}	New buildings will generally draw important design cues from Victorian and Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings.	Preferred
c. {Her cl.16}	Façades should have a solid appearance.	Suggested
d. {Her cl.16}	Corner buildings should have architectural detail to all road frontages.	Preferred
e. {Her cl.16}	Façades should be visually subdivided (base, middle and top), and the composition (including windows) should emphasise a vertical dimension consistent with heritage and character-contributing buildings in the precinct.	Suggested
f. {Her cl.16}	Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible.	Suggested
g. {Her cl.16}	Buildings are typically narrow. Long façades should be broken into vertical bays.	Suggested

Features or characteristics		Suggested/Preferred
<u>h.</u> {Her cl.16}	Rooflines should be concealed behind parapets or other architectural features.	Suggested
<u>i.</u> {Her cl.16}	Restrained ornament or detail may be included as part of the façade design.	Suggested
<u>j.</u> {Her cl.16}	Window layout should be symmetrical and/or rhythmical.	Suggested
<u>k.</u> {Her cl.16}	Windows on long façades should be arranged in groups.	Suggested
<u>l.</u> {Her cl.16}	Windows should be largely transparent.	Preferred
<u>m.</u> {Her cl.16}	Verandahs are generally discouraged on buildings, but smaller shelters over doors may be considered where these are simple and do not detract from the design of the building or the character of the streetscape.	Suggested
<u>n.</u> {Her cl.16}	In existing scheduled heritage buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing.	Preferred
<u>o.</u> {Her cl.16}	In scheduled heritage and character-contributing buildings, historic shop front details such as glazing, lead-lighting and tiles. should be retained.	Preferred
<u>p.</u> {Her cl.16}	Mirrored glass and heavy tinting should be avoided.	Suggested
<u>q.</u> {Her cl.16}	Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade.	Preferred
5. {Her cl.16} Materials		
<u>a.</u> {Her cl.16}	Building façades should be clad in permanent, robust materials such as plaster, brick, stone or concrete, which are visually consistent with the traditional materials of the precinct.	Suggested
<u>b.</u> {Her cl.16}	Buildings should avoid the use of single cladding materials and use a mix of materials or variations in their use to create shadow/depth and visual interest in the façade.	Suggested
<u>c.</u> {Her cl.16}	Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building.	Preferred

Features or characteristics		Suggested/Preferred
6. {Her cl.16} Colour		
a. {Her cl.16}	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
b. {Her cl.16}	Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building.	Preferred
c. {Her cl.16}	Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over.	Preferred
7. {Her cl.16} Signs		
a. {Her cl.16}	Signs should not dominate façades or conceal windows or architectural features.	Preferred
8. {Her cl.16} Other		
a. {Her cl.16}	Service areas and building utilities should not be located on façades, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view.	Preferred
b. {Her cl.16}	Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area.	Preferred
c. {Her cl.16}	Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style.	Preferred
d. {Her cl.16}	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.	Preferred

A2.2.8 Port Chalmers Commercial Heritage Precinct

A2.2.8.1 Description of area

Port Chalmers is typical of early New Zealand coastal towns and ports, still having its original street layout based around one road which follows the coast, intersected at right angles by a road leading inland from the sea. It is these two roads, Beach Street and George Street, that form the Port Chalmers Commercial Heritage Precinct. The precinct extends up George Street from the port entrance to the brow of the hill, taking in the area of highest density of heritage buildings.

In 1852, after being petitioned by Māori, Walter Mantell, Commissioner of Crown Lands wrote to Governor Grey asking him to grant "a small portion of land" in Dunedin and Port Chalmers for the building of houses. The "small portion of land" in Port Chalmers became known as the Koputai Native Reserve, now on Beach Street. Refer to A4.27 Koputai (Port Chalmers). {Her 1071.116}

George Street slopes down to the wharf, effectively increasing the focus on the wharf and associated activity. Further, all angles lead toward this view. Although the appearance and operations of the port have changed dramatically over the years, the port area remains the strongest influence on the character of the precinct, with the presence of ships, cranes and containers. These are in constant change.

The economic buoyancy of the Port in the last century produced a range of Victorian architecture that is unusual for a settlement of its size. The face of the precinct has changed little over recent decades, although demolition and redevelopment in the southern end of the commercial centre have seen the protected precinct area shrink.

Overall, Port Chalmers remains a remarkably intact heritage precinct. Like the George Street Commercial Heritage Precinct in Dunedin, heritage buildings still dominate the streetscape, particularly along the main street, and there is remarkable consistency in terms of scale, form, and rhythm within the street. Victorian and Edwardian architectural styles predominate. Buildings are most commonly two storeys high with shop fronts at the ground floor and vertically orientated, symmetrical windows in solid façades above. One storey buildings often have a significant parapet that give vertical stature to the façade. Buildings tend to be narrow or divided into bays when wider. Brick and masonry are the most common construction materials. While some buildings have been stripped of their earlier architectural detail, most retain at least their basic original form and constitute an important fabric, even if they are not iconic buildings individually. There are also many buildings that do retain this architectural detail, including cornices, pediments and balusters, the decorative nature of which demonstrates the settlement's earlier wealth and impart an important character to the area today. Although there are fewer buildings with original ground floor façades below verandah level, due to the long history of retail use in the area and repeated changes of businesses, there do remain a large number of shop fronts from the pre-WW2 period, which add visual interest and character at street level.

There are a small number of modern buildings in the precinct. These modern buildings are generally non-contextual and non-character contributing, being of different scale and rhythm.

While there is not a strong pressure for redevelopment in the precinct, where new buildings are planned in the precinct they should be more consistent and sensitive in terms of scale, positioning and style, and aspire to a higher quality. This does not mean that new buildings need to replicate heritage buildings or features, per se, but should be of higher architectural value and insert more seamlessly into the streetscape by reflecting features of the surrounding heritage buildings that give the area its character. New buildings should use creative design to enhance the urban feel of the area and reflect the core values below without dominating the existing heritage architecture.

New buildings should also protect and enhance the broader character of the precinct, focusing towards the port and providing continued views across the port to the harbour beyond.

A2.2.8.2 Values to be protected or enhanced

- a. The remaining heritage and character-contributing buildings in the area
- b. Lower building heights to maximise solar access and protect views of the port and harbour
- c. Buildings built to the front boundary
- d. Consistent building heights and scales
- e. The use of rhythm, modulation and permanent materials in design
- f. A minimum of vehicle crossings
- g. A strong focus on pedestrian amenity at ground floor
- h. Remaining historic shop fronts
- i. Recognition of Kāi Tahu values through collaboration with Kāi Tahu in the design of public spaces, including planting, use of Kāi Tahu place names, public art works, and interpretive material. {Her 1071.117}

A2.2.8.3 Principal threats to values

- a. Further demolition of existing scheduled heritage and character-contributing buildings
- b. Emergence of gaps in the streetscape
- c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings or to the public space they surround
- d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area (e.g. aluminium windows in street façades)
- e. The removal or original materials and features from heritage and character-contributing buildings
- f. Removal of early character shop fronts and their replacement with inappropriate ground floor shop fronts
- g. Ground level off-street car parking visible with the streetscape
- h. Insufficient building maintenance
- i. Proliferation of signage
- j. Over-engineering and dominance of road for state highway network at expense of human and historic scale
- k. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition. {Her 547.66}

A2.2.8.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
1. {Her cl.16} Height		
a. {Her cl.16}	New buildings should be consistent in height to <u>with {Her cl.16}</u> immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.	Preferred
2. {Her cl.16} Bulk and location		
a. {Her cl.16}	Building frontages should be constructed within 400 mm of the road boundary. Buildings should occupy the full width of the site.	Preferred
3. {Her cl.16} Car parking		

Features or characteristics		Suggested/Preferred
<u>a.</u> {Her cl.16}	Off-street car parking is not visible from the road, either located behind or within the building.	Preferred
<u>b.</u> {Her cl.16}	Vehicle crossings should be kept to a minimum.	Preferred
4. {Her cl.16} Design		
<u>a.</u> {Her cl.16}	Buildings should reflect a commercial/retail character and be sympathetic to existing heritage and character-contributing buildings. References to the area's port character should be considered.	Preferred
<u>b.</u> {Her cl.16}	New buildings will generally draw important design cues from Victorian and Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings.	Preferred
<u>c.</u> {Her cl.16}	Façades should have a solid appearance.	Suggested
<u>d.</u> {Her cl.16}	Corner buildings should have architectural detail to all road frontages.	Preferred
<u>e.</u> {Her cl.16}	Façades should be visually subdivided (base, middle and top), and the composition (including windows) should emphasise a vertical dimension consistent with heritage and character-contributing buildings in the precinct.	Suggested
<u>f.</u> {Her cl.16}	Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible.	Suggested
<u>g.</u> {Her cl.16}	Buildings are typically narrow. Long façades should be broken into vertical bays.	Suggested
<u>h.</u> {Her cl.16}	Rooflines should be concealed behind parapets or other architectural features.	Suggested
<u>i.</u> {Her cl.16}	Ornament or detail should be included as an integral part of the design of the façade.	Suggested
<u>j.</u> {Her cl.16}	Window layout should be symmetrical and/or rhythmical.	Suggested
<u>k.</u> {Her cl.16}	Windows on long façades should be arranged in groups.	Suggested

Features or characteristics		Suggested/Preferred
<u>l.</u> {Her cl.16}	Windows should be largely transparent.	Preferred
<u>m.</u> {Her cl.16}	Verandahs should be continuous, except where installation of a verandah will compromise the architecture of a scheduled heritage building.	Suggested
<u>n.</u> {Her cl.16}	In existing scheduled heritage buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing.	Preferred
<u>o.</u> {Her cl.16}	In scheduled heritage and character-contributing buildings, historic shop front details such as glazing, lead-lighting and tiles should be retained.	Preferred
<u>p.</u> {Her cl.16}	Mirrored glass and heavy tinting should be avoided.	Suggested
<u>q.</u> {Her cl.16}	Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade.	
5. {Her cl.16} Materials		
<u>a.</u> {Her cl.16}	Building façades should be clad in materials such as plaster, brick, stone or concrete, which are visually consistent with the traditional materials of the precinct.	Suggested
<u>b.</u> {Her cl.16}	Buildings should avoid the use of single cladding materials and use a mix of materials or variations in their use to create shadow/depth and visual interest in the façade.	Suggested
<u>c.</u> {Her cl.16}	Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building.	Preferred
6. {Her cl.16} Colour		
<u>a.</u> {Her cl.16}	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
<u>b.</u> {Her cl.16}	Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building.	Preferred
<u>c.</u> {Her cl.16}	Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over.	Preferred
7. {Her cl.16} Signs		

Features or characteristics		Suggested/Preferred
<u>a.</u> {Her cl.16}	Signs should not dominate façades or conceal windows or architectural features.	Preferred
8. {Her cl.16} Other		
<u>a.</u> {Her cl.16}	Service areas and building utilities should not be located on façades, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view.	Preferred
<u>b.</u> {Her cl.16}	Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area.	Preferred
<u>c.</u> {Her cl.16}	Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style.	Preferred
<u>d.</u> {Her cl.16}	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.	Preferred

A2.2.9 View Street Commercial Heritage Precinct

A2.2.9.1 Description of area

The View Street Commercial Heritage Precinct incorporates View Street between Moray Place and Tennyson Street. The area is strongly defined by its mix of heritage buildings, its location on the edge of the commercial heart of the CBD, and the imposing form of Otago Girls High School, which bounds the precinct to the south west and provides a strong visual anchor in the precinct. The view up View Street from Moray Place to Otago Girls High School is particularly important to protect and is well-framed by the buildings on either side of View Street.

The area exhibits a range of building styles, which tend to cluster in groups within the precinct.

The section encompassing the {Her 849.14} northern side of View Street and western section of Tennyson Street {Her 849.14} is dominated by brick early 20th century Edwardian buildings, predominantly built in brick with plaster detailing and anchored by the three impressive town houses (one a former manse) and the former Sunday school building. These buildings have small but important curtilage and setbacks, with front gardens, attractive walls and fences creating a more suburban feel. They generally have gabled roofs, are often clad in slate or tile, and with bay windows to the street frontage.

The section encompassing the {Her 849.14} southern side of View Street and eastern section of Tennyson Street {Her 849.14} houses a more eclectic style and range of building periods, with older properties at the lower end of View Street {Her 849.14} (plastered to give a 'modernised' appearance) and the two {Her 849.14} large moderne/deco apartment blocks from 1934 dominating the top half of the View Street street, and two Victorian buildings defining the Tennyson Street section {Her 849.14}. Buildings on this side of View Street {Her 849.14} are built closer to the front boundary, if not on it, and present a much higher density, inner city feel. Roofs are concealed behind parapets and the buildings exhibit a more streamlined architectural appearance. The buildings present as larger complexes and flats rather than individual homes. The two Victorian buildings on Tennyson Street are set back further from the street frontages allowing historically for gardens, through both are currently used for car parking. Locating future development on these sites and the car park at 32A Tennyson Street more closely to the street would be positive for the consistency of the precinct. {Her 849.14}

In general terms, then, there are two dominant characteristics within the area: an Edwardian/Victorian {Her 849.14} residential character to the north and a moderne/deco or Victorian {Her 849.14} character to the south. These differences should be recognised in assessing alterations and additions to existing buildings and any new buildings that are constructed in the precinct.

A2.2.9.2 Values to be protected or enhanced

The following features and characteristics have been identified as important to protect:

- a. The large number of heritage and character-contributing buildings in the area
- b. The view of Otago Girls High School up View Street from Moray Place
- c. A general lack of visible off-street car parking, including garages and carports

Northern section

- d. Retaining red brick as primary construction material
- e. The visibility of small front gardens with low fences, walls or hedges
- f. The focus on buildings presenting attractive and welcoming façades to the street (fronts of building)
- g. Façades facing streets look like the front of a building with a clearly defined entrance way
- h. Buildings appear as individual residential homes

- i. Verticality in design

Southern section

- j. Predominant use **{Her 849.14}** of concrete, plaster or equivalent as primary construction material
- k. Retaining predominant use of plaster and streamlined lines in design
- l. Shallower set backs on View Street **{Her 849.14}**
- m. Greater massing of buildings New or additional development on Tennyson Street could benefit from being built closer to the street. **{Her 849.14}**
- n. Horizontality in design Verticality in design of Victorian buildings and a greater focus on horizontality in Art Deco buildings **{Her 849.14}**

A2.2.9.3 Principal threats to values

- a. The demolition of existing scheduled heritage and character-contributing buildings
- b. Insufficient maintenance of buildings
- c. Development of new buildings that are unsympathetic to existing buildings
- d. The replacement of building elements that make up key design features (e.g. replacement of original windows in Victorian, Edwardian or Art Deco ~~deco or Edwardian~~ buildings **{Her 849.14}** with insensitive window design)
- e. The removal of original materials and features from heritage buildings
- f. The use of inconsistent materials or styles in alterations to existing heritage and character buildings
- g. Large open car park sites
- h. The visibility of infrastructure and services related to student/medium-density housing where not well planned (rubbish and recycling bins, etc.)
- i. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition. **{Her 547.66}**

A2.2.9.4 Features and characteristics to be incorporated into design

Features or characteristics		Suggested/Preferred
1. {Her cl.16} Height		
a. {Her cl.16}	New buildings should be consistent in height to <u>with {Her cl.16}</u> immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.	Preferred
2. {Her cl.16} Bulk and location		
a. {Her cl.16}	Buildings should be built close to the front boundary, consistent with the building line of adjacent scheduled heritage or character-contributing buildings.	Preferred
3. {Her cl.16} Car parking		
a. {Her cl.16}	Where possible, parking areas should be located discreetly to the rear of building. Where they are located at the front of the site, they should be set back from the road frontage and where possible, incorporate fencing, walls, hedges or landscaping to reduce the negative amenity effects and visibility of vehicles.	Preferred

Features or characteristics		Suggested/Preferred
<u>b.</u> {Her cl.16}	Vehicle crossings should be kept to a minimum.	Preferred
4. {Her cl.16} Design		
<u>a.</u> {Her cl.16}	Building façades should reference the area's residential character and scale and be sympathetic to existing scheduled heritage and character-contributing buildings.	
<u>b.</u> {Her cl.16}	On the northern side of View Street new buildings will generally draw important design cues from the <u>Victorian and {Her 849.14}</u> Edwardian scheduled heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings. On the southern side of View Street, new buildings ~~will~~ <u>can either draw generally draw important {Her 849.14}</u> design cues from the <u>Victorian and Edwardian buildings in the precinct or the Art dDeco {Her 849.14}</u> character-contributing buildings in the precinct, including scale, orientation, concealed rooflines, a greater emphasis on horizontality, materials and details, although these may expressed in a simpler fashion than on historic buildings.	Preferred
<u>c.</u> {Her cl.16}	Façades should have a solid appearance.	Suggested
<u>d.</u> {Her cl.16}	Corner buildings should have architectural detail to all road frontages.	Preferred
<u>e.</u> {Her cl.16}	Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible.	Suggested
<u>f.</u> {Her cl.16}	On the northern side of View Street roofs should be gabled, with at least one gable facing the street. Roof pitch should be 30° to 45°. Rooflines on the southern side of View Street ~~should~~ <u>may be lower and may be {Her 849.14}</u> concealed behind parapets or other architectural features.	Suggested
<u>g.</u> {Her cl.16}	Ornament or detail should be included as an integral part of the design of the façade.	Suggested
<u>h.</u> {Her cl.16}	Window layout should be symmetrical and/or rhythmical.	Suggested
<u>i.</u> {Her cl.16}	Windows on long façades should be arranged in groups.	Suggested

Features or characteristics		Suggested/Preferred
j. {Her cl.16}	Windows should be largely transparent.	Preferred
k. {Her cl.16}	Verandahs are generally discouraged on buildings, but smaller shelters over doors may be considered where these are simple and do not detract from the design of the building or the character of the streetscape.	Suggested
l. {Her cl.16}	In existing scheduled heritage buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing.	Preferred
m. {Her cl.16}	Mirrored glass and heavy tinting should be avoided.	Suggested Preferred {Her 293.187}
n. {Her cl.16}	Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade.	Preferred {Her 293.188}
5. {Her cl.16} Materials		
a. {Her cl.16}	On the northern side of View Street, building façades should be clad in materials such as plaster, red brick, stone or concrete. Timber weatherboards may be used in detailing, but not as the predominant cladding material. On the southern side of View Street, façades should be clad in materials such as plaster, concrete or timber.	Suggested
b. {Her cl.16}	On the northern side of View Street, buildings should avoid the use of single cladding materials and use a mix of materials to create shadow/depth and visual interest in the façade. On the southern side of View Street, buildings should use architectural details to create shadow/depth and visual interest in the façade.	Suggested
c. {Her cl.16}	Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building.	Preferred
6. {Her cl.16} Colour		
a. {Her cl.16}	Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details.	Suggested
b. {Her cl.16}	Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building.	Preferred
c. {Her cl.16}	Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over.	Preferred
7. {Her cl.16} Signs		

Features or characteristics		Suggested/Preferred
<u>a.</u> {Her cl.16}	Signs should not dominate façades or conceal windows or architectural features.	Preferred
8. {Her cl.16} Other		
<u>a.</u> {Her cl.16}	Service areas and building utilities should not be located on façades, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view.	<u>Preferred</u> {Her cl.16}
<u>b.</u> {Her cl.16}	Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area.	Preferred
<u>c.</u> {Her cl.16}	Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style.	Preferred
<u>d.</u> {Her cl.16}	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.	Preferred

A2.2.10 Stafford Street Industrial Commercial Heritage Precinct {Her 547.63}

A2.2.10.1 Description of area {Her 547.63}

The Stafford Street Industrial Commercial Heritage Precinct comprises the area of Stafford Street between Princes Street and Hope Street. {Her 547.63}

The area was surveyed and settled early in the city's history and was intensely developed from the first gold rush in 1861. From this time it became a popular location for industrial, service, and merchant activities. Many well-known Dunedin companies had associations with sites and buildings in the area, including Farras, Sew Hoy, NZ Express Co., and perhaps most famously Kempthorne and Prosser, who over time built or occupied many of the buildings that still stand in the precinct. {Her 547.63}

The area between Stafford Street and Carroll Streets also has close associations with Dunedin's Chinese community, who owned land, buildings, and businesses in the area. The association with the Sew Hoy family is particularly strong. {Her 547.63}

The long-standing industrial and commercial uses are clearly demonstrated in the built architecture the precinct. The buildings are predominantly former factories and warehouses and while they are more functional in their style than the more exuberant buildings in the Exchange, it is this modesty and utilitarian nature that is an important component of the precinct's character. Unusually, many of the buildings retain important early architectural features that illustrate these uses, including original ground floor fenestration, relative absence of large glazed shop fronts and verandahs, evidence of cellars, and continued existence of loading docks and doors. {Her 547.63}

The changing nature of this commercial and industrial activity is also evident in the precinct's architecture, with the former Kempthorne and Prosser Warehouse at 34 Stafford Street (1870), Ross and Glendinning factory at 8 Stafford Street (1866/1874/1919) and International Harvester Co. of NZ building at 25 Stafford Street (1950), demonstrating the changing building technologies and business needs of industry in the area over time. {Her 547.63}

There are relatively few vacant sites or non-character contributing buildings to detract from the character of the precinct. The former Kempthorne and Prosser office building at 31 Stafford Street is the building that has the least architectural consistency with the rest of the buildings in the precinct, although it does have obvious historic links to the company whose presence defined the area for many decades. {Her 547.63}

New buildings and alterations in the precinct should be more consistent with the area's heritage buildings in terms of scale, bulk, location and character. This does not mean that they need to replicate heritage buildings or features, per se, but should be of high architectural value, creative, and insert more seamlessly into the streetscape by reflecting features of the surrounding heritage buildings that give the area its quality and character. Importantly, in this heritage precinct, new buildings should reference to the area's industrial past and robust architectural style. New buildings should use creative design to enhance the urban feel of the area and reflect the core values listed below without attempting to dominate the existing heritage architecture, which should remain the key defining characteristic of the area. {Her 547.63}

A2.2.10.2 Values to be protected or enhanced {Her 547.63}

The following features and characteristics have been identified as important to protect or enhance: {Her 547.63}

Protect: {Her 547.63}

- a. The large number of scheduled heritage buildings and character-contributing buildings in the area {Her 547.63}
- b. A dense concentration of buildings creating a strong urban feel {Her 547.63}

- c. The use of rhythm, modulation, and permanent materials in design {Her 547.63}
- d. The industrial-commercial character {Her 547.63}

Enhance: {Her 547.63}

- a. Improved building maintenance and condition {Her 547.63}
- b. Restoration and re-use of existing buildings {Her 547.63}
- c. Consistent building lines with buildings built to the front boundary {Her 547.63}

A2.2.10.3 Principal threats to values {Her 547.63}

- a. Further demolition of existing scheduled heritage and character-contributing buildings {Her 547.63}
- b. Low levels of maintenance and investment {Her 547.63}
- c. Development of new buildings and alterations to existing buildings that are unsympathetic to existing buildings {Her 547.63}
- d. The use of materials in new buildings or alterations to existing buildings that are inconsistent with those used in the area {Her 547.63}
- e. The removal of original materials and features from heritage and character-contributing buildings {Her 547.63}
- f. Ground level off-street car parking visible within the streetscape {Her 547.63}
- g. Gaps in the streetscape {Her 547.63}
- h. The cumulative negative effects on heritage streetscape character of the incremental loss of heritage and character-contributing buildings through additions and alterations and demolition. {Her 547.66}

A2.2.10.4 Features and characteristics to be incorporated into design {Her 547.63}

Features or characteristics {Her 547.63}		Suggested/Preferred {Her 547.63}
1. Height {Her 547.63}		
a. {Her 547.63}	<u>New buildings should be consistent in height with immediate neighbours where these are scheduled heritage or character-contributing buildings, unless these buildings are inconsistent with the typical heights in the precinct.</u> {Her 547.63}	Preferred {Her 547.63}
2. Bulk and location {Her 547.63}		
a. {Her 547.63}	<u>Building frontages should be constructed within 400 mm of the road boundary. Buildings should occupy the full width of the site.</u> {Her 547.63}	Preferred {Her 547.63}
3. Car parking {Her 547.63}		
a. {Her 547.63}	<u>Off-street car parking is not visible from the road, either located behind or within the building.</u> {Her 547.63}	Preferred {Her 547.63}
b. {Her 547.63}	<u>Vehicle crossings should be kept to a minimum. Entrances to garages and loading bays are acceptable, but should be finished so they contribute to the historic industrial character of the area.</u> {Her 547.63}	Preferred {Her 547.63}
4. Design {Her 547.63}		

Features or characteristics {Her 547.63}		Suggested/Preferred {Her 547.63}
a. {Her 547.63}	<u>Buildings should reference the area's commercial heritage and be sensitive to surrounding heritage and character-contributing buildings which are characterised by their solid and substantial design. {Her 547.63}</u>	Preferred {Her 547.63}
b. {Her 547.63}	<u>New buildings will generally draw important design cues from Victorian and Edwardian heritage and character-contributing buildings in the precinct, including scale, orientation, roof pitches, window alignment, materials and details, although these may expressed in a simpler fashion than on historic buildings. {Her 547.63}</u>	Preferred {Her 547.63}
c. {Her 547.63}	<u>Façades should have a solid appearance. {Her 547.63}</u>	Suggested {Her 547.63}
d. {Her 547.63}	<u>Corner buildings should have architectural detail to all road frontages. {Her 547.63}</u>	Preferred {Her 547.63}
e. {Her 547.63}	<u>Façades should be visually subdivided (base, middle and top), and the composition (including windows) should emphasise a vertical dimension consistent with heritage and character-contributing buildings in the precinct. Suggested {Her 547.63}</u>	Suggested {Her 547.63}
f. {Her 547.63}	<u>Division of the façade should be consistent with floor levels of neighbouring heritage or character-contributing buildings wherever possible. {Her 547.63}</u>	Suggested {Her 547.63}
g. {Her 547.63}	<u>Buildings are typically narrow. Long façades should be broken into vertical bays. {Her 547.63}</u>	Suggested {Her 547.63}
h. {Her 547.63}	<u>Rooflines should be concealed behind parapets or other architectural features. {Her 547.63}</u>	Suggested {Her 547.63}
i. {Her 547.63}	<u>Restrained ornament or detail may be included as part of the façade design. {Her 547.63}</u>	Suggested {Her 547.63}
j. {Her 547.63}	<u>Window layout should be symmetrical and/or rhythmical. {Her 547.63}</u>	Suggested {Her 547.63}
k. {Her 547.63}	<u>Windows on long façades should be arranged in groups. {Her 547.63}</u>	Suggested {Her 547.63}
l. {Her 547.63}	<u>Windows should be largely transparent. {Her 547.63}</u>	Preferred {Her 547.63}
m. {Her 547.63}	<u>Verandahs are generally discouraged on buildings, but smaller shelters over doors may be considered where these are simple and do not detract from the design of the building or the character of the streetscape. {Her 547.63}</u>	Suggested {Her 547.63}
n. {Her 547.63}	<u>In existing scheduled heritage buildings and character-contributing buildings, original ground floor apertures should be retained, limiting the amount of ground floor glazing. {Her 547.63}</u>	Preferred {Her 547.63}
o. {Her 547.63}	<u>Mirrored glass and heavy tinting should be avoided. {Her 547.63}</u>	Suggested {Her 547.63}

Features or characteristics {Her 547.63}		Suggested/Preferred {Her 547.63}
p. {Her 547.63}	<u>Car parking buildings should be designed with the same design criteria as other buildings above in mind, although they may replace glazing with other façade treatments. Cars should be only minimally visible from public places through the façade. {Her 547.63}</u>	Preferred {Her 547.63}
5. Materials {Her 547.63}		
a. {Her 547.63}	<u>Building façades should be clad in permanent, robust materials such as plaster, brick, stone or concrete, which are visually consistent with the traditional materials of the precinct. {Her 547.63}</u>	Suggested {Her 547.63}
b. {Her 547.63}	<u>Buildings should avoid the use of single cladding materials and use a mix of materials or variations in their use to create shadow/depth and visual interest in the façade. {Her 547.63}</u>	Suggested {Her 547.63}
c. {Her 547.63}	<u>Unrendered brick, stone and concrete should remain unrendered on existing buildings except where this does not contribute to the character of the building. {Her 547.63}</u>	Preferred {Her 547.63}
6. Colour {Her 547.63}		
a. {Her 547.63}	<u>Base colours for walls and roofs should be chosen from a palette of heritage or neutral colours. Bright colours should be avoided, although colour can be used effectively for highlighting details. {Her 547.63}</u>	Suggested {Her 547.63}
b. {Her 547.63}	<u>Unpainted brick, stone, and concrete should remain unpainted on existing buildings except where this does not contribute to the character of the building. {Her 547.63}</u>	Preferred {Her 547.63}
c. {Her 547.63}	<u>Painted heritage signs on the side and rear of buildings should be retained and not removed or painted over. {Her 547.63}</u>	Preferred {Her 547.63}
7. Signs {Her 547.63}		
a. {Her 547.63}	<u>Signs should not dominate façades or conceal windows or architectural features. {Her 547.63}</u>	Preferred {Her 547.63}
8. Other {Her 547.63}		
a. {Her 547.63}	<u>Service areas and building utilities should not be located on façades, in order to reduce visual clutter. Where located at the side of buildings in areas visible to the public, they should be installed discreetly or screened from view. {Her 547.63}</u>	Preferred {Her 547.63}
b. {Her 547.63}	<u>Public spaces, including footpaths, should be kept free of unnecessary clutter and infrastructure to ensure maximum enjoyment of the public space, other than where the development contributes to improved vibrancy and public use of the area. {Her 547.63}</u>	Preferred {Her 547.63}
c. {Her 547.63}	<u>Street furniture is of high quality and sympathetic to the heritage values and character of the area. However, this does not mean it has to be Victorian replica in style. {Her 547.63}</u>	Preferred {Her 547.63}

Features or characteristics {Her 547.63}		Suggested/Preferred {Her 547.63}
d. {Her 547.63}	Above ground network utilities should be avoided wherever possible. Where they cannot be avoided, they should be located sensitively and efforts undertaken to <u>reduce the visual impact of the infrastructure, including paying particular attention to design and materials, or disguising the form through the incorporation of art, furniture or design elements.</u> {Her 547.63}	Preferred {Her 547.63}

A3. Landscape Values

A4. Wāhi Tūpuna Values

Introduction

The first people of the South Island, Te Waipounamu, were the Waitaha people. The first place name applied to any site in the Dunedin area is believed to be Kaikarae - the Kaikorai estuary, where the chief Rakaihautu made camp and ate a meal of seabird (karae). Successive waves of iwi followed at a later time, firstly **{MW cl.16}** the Kāti Mamoe and finally Kāi Tahu, who migrated from the North Island. Over time the three iwi merged through conquest, marriage and peace alliances. Kāi Tahu are therefore an amalgam of Waitaha, Kāti Mamoe and Kāi Tahu whakapapa, generally referred to collectively as Kāi Tahu whānui. After the loss of inland moa as a significant food source, settlements were generally located **{MW cl.16}** around the coast, due to the reliance on the sea as a means of transport and for the availability of kai moana and fish. Locally, there were a number of settlements on the Taieri Plain, taking advantage of the rich food sources available from the wetlands and streams. Seasonally, trips would be made to inland Otago to collect food and stone resources, and south to the mutton bird islands. Trails along the coast and inland became well established; waterways and the coastal waters also provided transport routes. At the time of European settlement there were significant populations of takata whenua in the Puketeraki/Waikouaiti (now Karitāne) area, in the coastal bays and inlets, notably Pūrākaunui and Whareakeake, towards Aramoana, adjacent to the Otago Harbour, on Otago Peninsula and on the Taieri Plain/Taieri Mouth.

The strong connection Kāi Tahu whānui have with their ancestors make the many sites and areas that were formerly settlements, pā, battle and burial grounds, spiritual sites, food collecting areas or trail markers, significant wāhi tūpuna for present day Manawhenua. This significance remains even though some of these landscapes are modified or have been dramatically altered. Views from settlements and present day marae, and of significant landmarks, are also important, playing an important part in ceremonial speech making and the mana of the marae.

The history of takata whenua links back to the time of creation. Creation myths are particularly relevant to landscapes in the Dunedin area. One relates to the diligent efforts of Tuterakiwhānoa, an Atua, who laboured at making the broken wreck of Te Waka o Aoraki a more suitable environment for people to colonise and thrive in. He enlisted the help of Rokonui a tau and Kahukura who made Moeraki peninsula, Huriawa peninsula and Muaupoko (Otago Peninsula). Kahukura devoted further attention to the south coast and saw to it that the coast from Ka Tokata (the Nuggets) to Otara was covered in bush.

The Arai te Uru waka, its history and crew members, are immortalised into the landscape by name to remember their deeds. The waka originated from Taitewhenua, and its journey was an ancient event. The waka travelled along the east coast of the South Island. It carried many people, and food such as kumara. The canoe was wrecked at Matakaea (Shag Point) and the food baskets it contained washed ashore and became the Moeraki Boulders. The giant waves that caused the waka to founder are represented by the mountain ranges in Central Otago, having turned to stone as they were washed inland.

Yet another tradition relates to Matamata, said to be the guardian spirit of the Kāti Mamoe chief Te Rakitauneke. The tradition relates the story of Matamata searching for his master. It roamed around the countryside trying to find him. It slithered down Whakaehu (Silverstream) and rested, creating a hollow near Mosgiel, known as Te Kokika o te Matamata. It then wriggled down the Taieri, creating the meanders in the lower river. The remains of Matamata are represented by the two peaks of Saddle Hill. This story is highly significant for Manawhenua and has helped shape their relationship with the landscape.

The entire Dunedin city area is a wāhi tūpuna, as it was used and valued by Manawhenua. The sites listed below have been identified by Te Rūnanga o Ōtākou and Kāti Huirapa Rūnaka ki Puketeraki as the most important sites to the rūnaka. They include settlements (kāika), battle sites, burial places (urupā), wāhi tapu and wāhi taoka sites, mahika kai, trails, significant landscape features such as peaks and ridgelines, and views.

The values and threats identified may not be an exhaustive list, but should be treated as a guideline for consultation for activities that may impact on these sites.

A3.1 Outstanding Natural Features

A3.1.1 Aramoana Salt Marsh Outstanding Natural Feature

A3.1.1.1 Description of feature

Encompasses a portion of The Spit, tidal flats, salt marsh and relict transgressive dunes near the north-western head of the Otago Harbour to the south of the Aramoana settlement. Whilst its natural character is modified to some extent on its western landward edge by agricultural land use and Aramoana Road, its eastern portion is essentially unmodified. Aramoana is mapped as a Coastal Protection Area in the Otago Regional Plan: Coast - for Kāi Tahu cultural and spiritual values and estuarine values. The site is recognised as a regionally significant wetland in the Otago Regional Plan: Water.

The site is identified as a wāhi tūpuna - see Appendix A4.22. It is also identified as having high natural coastal character values - see Appendix A5.2.1.

A3.1.1.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. The Aramoana salt marsh and adjacent terrestrial environment is of recognised international/national importance for its largely intact vegetation sequence from tidal to dry land including dune slacks. The Aramoana salt marsh is extensive and largely intact.
 - ii. The Aramoana tidal flats are a very significant wader bird habitat and the area is important nationally as a fish breeding and nursery area, with significant ecological values.
- b. *Cultural/historic values:*
 - i. The salt marsh and spit at Aramoana have mahika kai, kāika, wāhi taoka and archaeological values. This site is a wāhi tūpuna. See Appendix A4.22 for details.
- c. *Aesthetic and amenity values:*
 - i. High naturalness values based on natural landforms and vegetation sequences. The area is a memorable wetland landscape. Due to its tidal rhythms and various moods associated with different weather conditions. These values are considered to be outstanding due to the minimal influence of buildings, structures and earthworks.

A3.1.2 Blackhead Organ Pipes Outstanding Natural Feature

A3.1.2.1 Description of feature

This natural feature is located on a distinctive headland on the southern coast between Brighton and St Clair. The Organ Pipes formations (also known as the "Roman Baths" and the "Dock") are on the southern extremity of the headland. Blackhead Organ Pipes are listed in the Geo-preservation index, and provide a good example of columnar jointing in basalt lava flows. The columns were formed when molten lava cooled creating geometric interlocking polygonal shapes. The rest of the headland, which is not mapped within this Outstanding Natural Feature, has been drastically modified by quarrying. The Blackhead Organ Pipes are dramatic and memorable formations with high geological and aesthetic values and are assessed as having overall high and outstanding landscape values. Public awareness of this feature is modest and access is difficult.

A3.1.2.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. Blackhead Organ Pipes are listed in the Otago inventory of important geological sites and landforms for their highly legible formations expressive of their geological origins and erosive marine processes.
 - ii. Habitat for seals and marine birds.
- b. *Cultural/historic values:*
 - i. Blackhead is known as Makereatu, and **{NatEnv 1071.120}** was an important stone gathering site.
- c. *Aesthetic and amenity values:*
 - i. Natural, memorable, wild and scenic values are high especially when viewed against the adjacent quarry which has resulted in a highly modified and less natural landform.
 - ii. The extent of this ONF is free of built structures and quarry activities.

A3.1.3 Goat Island/Rakiriri Outstanding Natural Feature

A3.1.3.1 Description of feature

Goat Island/Rakiriri is the smaller of the two mid Otago Harbour islands. Goat Island is covered in indigenous bush. There are two flattened areas retained by rock walling dating back to its use for quarantine purposes. An electricity pylon is located on the summit. Goat Island/Rakiriri has highly significant cultural and historic values and high natural and aesthetic values. Overall, landscape values are assessed as high and outstanding.

A3.1.3.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. Goat Island has ecological values for remnant/regenerating native bush. Good example of Ngaio/Kohuhu forest. Pest free, with plant life in better condition than mainland sites.
 - ii. One of few areas in the harbour with a natural rocky shoreline.
 - iii. The island is a breeding site for shags.
 - iv. Common presence of marine birds and occasional presence of marine mammals.
- b. *Cultural/historic values:*
 - i. Rakiriri (Goat Island) is a very significant site. It is an important landmark and according to tradition, the abode of Takaroa, guardian of the sea. It is a wāhi tūpuna with wāhi tapu values. See Appendix A4.25.
- c. *Aesthetic and amenity values:*
 - i. High naturalness values given its natural shoreline and indigenous bush cover - reduced to some extent by the presence of the pylon on its summit.
 - ii. High - moderate memorability. An important natural element in the harbour landscape.

A3.1.4 Green Island Outstanding Natural Feature

A3.1.4.1 Description of feature

An island approximately two kilometres south of Kaikorai Stream/Lagoon, with distinctive natural values and an important landmark. It is surrounded by reefs. The vegetation is dominated by *Coprosma repens* (taupata). Green Island has very high values generally, and particularly as a wildlife haven. It has a nature reserve status. Overall, landscape values are assessed as high and outstanding.

The island has been identified as a wāhi tūpuna - see Appendix A4.53. It has also been identified as having outstanding natural coastal character values - see Appendix A5.1.2.

A3.1.4.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. A highly significant bird habitat for a wide range of species. Also habitat for rare *Lepidium oleraceum*, Cook's scurvy grass and gecko. Fur seal haul-out on this island.
 - ii. A highly legible feature - expressive of its geological formation, created by marine erosion processes.
- b. *Cultural/historic values:*
 - i. The island is known to Māori as Okaihae, and is identified as a wāhi tūpuna. It has wāhi taoka and mahika kai values. See Appendix A4.53.
- c. *Aesthetic and amenity values:*
 - i. High naturalness, memorability and wild and scenic values.
 - ii. An abundance of birdlife.

A3.1.5 Harbour Cone Outstanding Natural Feature

A3.1.5.1 Description of feature

A notably distinctive volcanic cone located in the middle of Otago Peninsula. The ONF area includes the summit and the more visually prominent higher slopes. Overall, landscape values are assessed as high and outstanding.

A3.1.5.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values*
 - i. A very distinctive and well recognised volcanic feature.
- b. *Cultural/historic values*
 - i. Harbour cone (Pukemaka) is a significant site for Manawhenua. It is a wāhi tūpuna with mauka, wāhi taoka and archaeological remains identified as values. See Appendix A4.39.
- c. *Aesthetic and amenity values*
 - i. Very high aesthetic/memorability values – an ‘icon’ of the Otago Peninsula.

A3.1.6 Heyward Point - Aramoana Cliffs Outstanding Natural Feature

A3.1.6.1 Description of feature

This is a volcanic headland at the end of the major ridgeline on the northern side of the Otago Harbour. The headland is characterised by impressive cliffs up to 180 metres in height. At the southern end the cliffs are bordered by a sandy beach. There are stacks and reefs off Heyward Point itself. Behind the cliffs the land is predominantly pasture, but there is a significant area of indigenous forest within the Heyward Point Scenic Reserve. Aramoana - Heyward Point lava flows are listed in the Otago inventory of important geological sites and landforms as a well exposed stratigraphic sequence of lava flows.

There is a small lighthouse on Heyward Point but otherwise, no structures of significant scale. Heyward Point Scenic Reserve is recognised as an Area of Significant Conservation Biodiversity Value **{NatEnv 958.60}** in the Dunedin City District Plan. Heyward Point and Aramoana Beach (adjacent to the cliffs) are recognised coastal recreational destinations - largely on account of their landscape and natural character attributes. This feature is significant primarily for its geological and aesthetic values. Overall, landscape values are assessed as high and outstanding.

A3.1.6.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values*
 - i. Heyward Point Scenic Reserve is significant for its coastal native forest remnants and habitat values. A significant area of indigenous forest remains at Heyward Point. It has several species now rare in the Dunedin area, e.g. matai.
 - ii. Heyward Point is a seal breeding site.
 - iii. Naturalness values are high, based on the highly coherent natural landform, minimal impact of structures and the presence of native forest and scrub.
- b. *Cultural/historic values*
 - i. The wider coastline was an area of pre-European settlement generally.
 - ii. There was a traditional foot track along the top of the cliffs.
- c. *Aesthetic and amenity values*
 - i. Memorability/wild and scenic values are high due to the dramatic cliffs, presence of wildlife and expansive coastal views.

A3.1.7 Karitane Peninsula Outstanding Natural Feature

A3.1.7.1 Description of feature

The Karitane Peninsula (Huriawa) is an eroded tombolo headland of sedimentary rock connected to the mainland by beach deposits. The landforms are highly expressive of coastal erosive processes. It was the location of a pā, and later, a whaling station. It is now largely grass covered although residential development has encroached onto its landward end.

The peninsula is listed in the Geo-preservation inventory as an easily appreciated, well defined feature. It has high geological, geomorphological and habitat values, and high takata whenua and historic heritage values. It also has high aesthetic and memorability values.

Despite encroachment by residential development it has been assessed as a natural feature with high and outstanding landscape values. Karitane Peninsula is recognised as an Outstanding Natural Feature Landscape in the Otago Regional Plan: Coast.

A3.1.7.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural Science values:*
 - i. An important source of fossils and bird habitat (off-shore stacks).
- b. *Cultural/historic Values:*
 - i. This is a significant site in terms of pre-European history. It is identified as a wāhi tūpuna. See Appendix A4.6.
 - ii. Archaeological, including pre-European, remains.
- c. *Aesthetic and amenity values:*
 - i. The naturalness of the headland, including its striking and highly memorable landform.
 - ii. The occasional presence of wildlife is significant in this area.
 - iii. Karitane is a surf break of national significance. **{NatEnv 908.14}**

A3.1.8 Lower Taieri River Gorge Outstanding Natural Feature

The A3.1.8.1 Description of feature

Although largely in Clutha District, this feature extends into Dunedin City District at its northern edge along the seaward section of the Taieri River Gorge. The wider ONF encompasses the lower section of the Taieri River gorge from the Taieri Mouth bridge to the end of the schist section. Within the Dunedin city area, it encompasses a small section of the gorge, approximately 4 km upstream from the river mouth.

The Taieri River is tidal, with significant marine influence right through the gorge. The lower gorge is classed as a Scenic Reserve, and has high natural values, including areas of significant podocarp forest, impressive rock bluffs and saltmarsh wetland margins. Overall, landscape values are assessed as high and outstanding. The Taieri River Scenic Reserve is listed as an area of significant ~~conservation~~ biodiversity value **{NatEnv 958.60}** in the Dunedin City District Plan.

The Taieri River Mouth gorge is recognised in the Otago inventory of important geological sites and landforms as an unmodified and well defined coastal gorge.

The wider area was significant in pre-European history. It is the site of two wāhi tūpuna - the Taieri River, which was an important trail, means of transport and mahika kai, and the Taieri Māori Reserve, much of which is still in Māori ownership. There remains a strong connection with this land.

This area has been identified as having high natural coastal character values - see Appendix A5.2.3.

A3.1.8.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. Natural vegetation sequences.
 - ii. The gorge landform.
- b. *Cultural/historic values:*
 - i. Ongoing values of significance to Manawhenua. See Appendices A4.60 and A4.62.
- c. *Aesthetic values and amenity values:*
 - i. High naturalness, although this has been modified by the influence of forestry on skylines and higher slopes in places, and the presence of weedy species such as gorse.
 - ii. A highly memorable gorge landform with wild and scenic qualities

A3.1.9 Matanaka Sea Caves Outstanding Natural Feature

A3.1.9.1 Description of feature

Matanaka (Cornish Head) north of Waikouaiti Bay is the southern extent of what has been called “the two most significant kilometres of coastline in the world for sea caves”¹. The cliffs of Caversham sandstone are around 20 to 40 metres high and include some of the longest sea caves in the world, some of them extend hundreds of metres inland, linked via intersecting passages. The caves are accessible from the coast in suitable conditions.

The feature includes a rock slump on the southern face of the sea cave complex (the Cornish Head rock slump). This is listed in the inventory of important geological sites and landforms in the Otago region. The headland is comprised of sedimentary rock with volcanic material coinciding with the summit of the hill. The area has highly significant geomorphological and aesthetic values. Whilst these are its core values, its proximity to the Matanaka Historic Reserve also gives it heritage significance. Overall, landscape values are assessed as high and outstanding.

The south face of Matanaka (known as Matainaka) was the site of an ancient fortified Waitaha settlement and urupā. It is identified as a wāhi tāpuna, with urupā, kāika and archaeological values. See Appendix A4.1.

¹“Caves of Otago” Nicolas Barth. *New Zealand Speleological Bulletin no 206*.

A3.1.9.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. The significant and impressive sea caves.
 - ii. The highly legible landform, expressive of coastal erosive processes.
- b. *Cultural/historic values:*
 - i. Values of significance to Manawhenua. See Appendix A4.1.
 - ii. The relationship with the Matanaka farm historic site.
- c. *Aesthetic and amenity values:*
 - i. The lack of any built structures, which results in high natural and coastal character values.
 - ii. The slump forms of the headland.
 - iii. The sea caves and access for recreational caving activities.

A3.1.10 Mapoutahi Outstanding Natural Feature

A3.1.10.1 Description of values

Mapoutahi is a rugged promontory of volcanic origin defining the western end of Purakaunui Beach. There are no structures other than some wooden steps. The vegetation cover is rough grassland, regenerating native scrub and some scattered pine and macrocarpa trees. Vegetation patterns reflect human modification but naturalness is still high. It is a distinctive coastal feature with moderately high natural character values.

Mapoutahi is an ancient pā site and sacred area. It was the site of a massacre in pre-European times. It is identified as a wāhi tūpuna, with wāhi tapu values. See Appendix A4.17. It is highly significant culturally and historically, and is assessed as outstanding primarily on this basis.

A3.1.10.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. A volcanic headland feature expressive of coastal erosive processes.
- b. *Cultural/historic Values:*
 - i. Values of significance to Manawhenua. See Appendix A4.17.
- c. *Aesthetic and amenity values:*
 - i. High naturalness
 - ii. A dramatic and memorable coastal headland, with high scenic values.
 - iii. A popular coastal recreational area appreciated for its landscape values.

A3.1.11 Mt Holmes Organ Pipes Outstanding Natural Feature

A3.1.11.1 Description of feature

This is a volcanic feature located within the Flagstaff/Mt Cargill Significant Natural Landscape, north-east of Flagstaff and Butters Peak at around 530 metres elevation. It consists of jointed basalt columns, originally formed when molten lava cooled creating geometric interlocking polygonal shapes. It is similar to those at the Roman Baths, Blackhead, south-west of Dunedin. A distinctive feature with recognised geological values and an important amenity destination.

The site is located within a wāhi tūpuna area, the peaks from Mihiwaka and Mount Kettle to Mt Cargill, which are a cultural identity marker. See Appendix A4.28.

A3.1.11.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. A recognised geological feature and a good example of a columnar jointed basalt formation.
- b. *Aesthetic and amenity values:*
 - i. Well recognised locally as a distinctive and relatively unusual feature close to Dunedin City.

A3.1.12 Mt Watkin/Hikaroroa Outstanding Natural Feature

A3.1.12.1 Description of feature

A strikingly dominant isolated volcanic feature north west of Waikouaiti, close to the northern boundary of Dunedin city. It has an aesthetically interesting conical form, with landmark significance, however its naturalness has been modified to some extent by quarrying. The Mt Watkin/Hikaroroa basalt boulder stream is a talus of columnar jointed basalt which is included in the Geopreservation inventory. It is New Zealand's best example of a boulder stream in association with a block field.

Mt Watkin/Hikaroroa has a highly regarded example of dry coastal forest in Otago.

Hikaroroa was one of the paramount tīpuna ariki (ancestors) from the waka Arai te Uru. The view of Hikaroroa from Puketeraki marae is significant to Kāti Huirapa Rūnaka ki Puketeraki. It is the dominant landscape feature and is referred to in mihi.

The site is outstanding on the basis of its natural science and cultural values.

A3.1.12.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values*
 - i. Dominant volcanic feature, valued as a landmark
 - ii. The columnar jointed basalt boulder stream and block field.
 - iii. Dry coastal forest.
- b. *Cultural/historic values:*
 - i. Values of significance to Manawhenua. See Appendix A4.10.

A3.1.13 Quarantine Island/Kamau Taurua Outstanding Natural Feature

A3.1.13.1 Description of features

Quarantine Island / Kamau Taurua is the larger of the two mid-Otago Harbour islands, and is considered an important harbour landmark. It is comprised of volcanic rock from earlier eruptive phases of the Dunedin volcano and its elongated shape reflects its origins as part of a ridge running through the middle of what is now the harbour.

The island is predominantly under pasture cover although there are significant areas of regenerating native bush present as well. The island is free of many pest species, resulting in good quality regeneration. There are a few buildings, including a restored barracks building dating from its use as a quarantine station, along with other relics from the early 20th century. There is a jetty and some historic hulks in the bay nearest the buildings. Two pylons are present on its western end.

The island served as the quarantine station for Otago from 1863 until 1924. When ships arrived in Otago Harbour with infectious diseases, the passengers were sent to Quarantine Island until they were well or died. There is a small cemetery on the island. Quarantine Island/Kamau Taurua was awarded the status of an Historic Area by the Heritage New Zealand in 2001. Evidence of this former use includes hospital and residential buildings, flattened areas and rock walling.

The island was the site of a Māori settlement, and is identified as a wāhi tūpuna, with mahika kai and archaeological values.

The island has significant historic and cultural values and high or high - moderate natural and aesthetic values. It has a strong sense of place and the overall landscape values are assessed as high and outstanding, largely on account of its cultural/historic significance.

A3.1.13.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. Ecological values associated with regenerating native bush.
 - ii. Natural rocky shoreline.
 - iii. Breeding site for shag, and other marine birds are regularly present.
- b. *Cultural/historic values:*
 - i. Values of significance to Manawhenua. See Appendix A4.26.
- c. *Aesthetic and amenity values:*
 - i. High - medium naturalness values, based on the natural shoreline, presence of bush and coherent landform.

A3.1.14 Saddle Hill Outstanding Natural Feature

A3.1.14.1 Description of feature

A distinctive and memorable volcanic double domed landform located south-west of Dunedin between the Taieri Plain and the southern coast. It has notable natural science values, significant cultural and historic values, and is highly regarded as a locally important feature.

Saddle Hill is a wāhi tūpuna, with the peaks known as Pukemakamaka and Turimakamaka. These represent two humps of the taniwha Matamata. See Appendix A4.54.

A3.1.14.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. Saddle Hill and Jaffray Hill are significant volcanic plugs. Along with Scroggs Hill, they are much higher than the majority of the range, with Saddle Hill being 473 metres and Jaffray Hill 430 metres.
 - ii. There is extensive indigenous vegetation on Saddle Hill and some remnant forest trees on Jaffray Hill.
- b. *Cultural/historic values:*
 - i. Values of significance to Manawhenua. See Appendix A4.54.
 - ii. Historical significance - Named by James Cook.
- c. *Aesthetic/amenity values:*
 - i. Saddle Hill and its iconic cone shape is experienced from a very large visual catchment extending over the more eastern and northern parts of the city, including elevated portions of the peninsula; the Brighton coast; the Taieri Plain; and from State Highway 87 when travelling from Middlemarch towards Outram.
 - ii. The shape and height of this landscape is important and requires protection. The main existing modification to the natural landform is the Jaffray Hill quarry.
 - iii. Roading and other earthworks are relatively inconspicuous. and the natural landforms remain dominant.

A3.1.15 Sandfly Bay Outstanding Natural Feature

A3.1.15.1 Description of feature

Located on the remote coast south of Peggy's Hill and Harbour Cone, adjacent to the Peninsula Coast Outstanding Natural Landscape. The feature is a transgressive dune system which extends from Sandfly Beach over the ridge to Hoopers Inlet. The feature includes an earthflow which extends inland for some distance. The dunes are vegetated to varying extents from none to indigenous forest cover on the Hoopers Inlet side. Listed in the Geo-preservation inventory as an excellent example of multi-coloured coastal sand dune system with lag gravel surfaces and actively forming ventifacts. The Sandfly Bay dunes are dynamic and constantly changing and therefore have very high natural science, aesthetic, transient and shared and recognised values. Overall, landscape values are assessed as high and outstanding. The area is popular for eco-tourism with highly memorable features including a nesting area for yellow-eyed penguin and habitat for Hooker's sea lion. This feature is included within the Otago Peninsula Outstanding Natural Feature Landscape in the Otago Regional Plan: Coast. Values specifically mention "regionally significant earthflow at Sandfly Bay".

The feature is identified as a wāhi tūpuna - see Appendix A4.40. It is also identified as having high natural coastal character values - see Appendix A5.24.

A3.1.15.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. Sandfly Bay lag surface, ventifacts and earthflow are listed in the Otago inventory of important geological sites and landforms - together providing an excellent example of a multi-coloured coastal sand dune system.
 - ii. Largely unmodified indigenous broadleaf/hardwood forest at the Hoopers Inlet end, and around the active dunes of Sandfly Bay.
 - iii. Sandfly Bay is an important habitat (including breeding areas) for wildlife - yellow eyed penguin, seals and sea lions and sooty shearwater.
- b. *Aesthetic/amenity values:*
 - i. A highly legible landform feature - expressive of processes of coastal erosion and deposition.
 - ii. High naturalness values.
 - iii. High wild and scenic values.
- c. *Cultural/historic values*
 - i. Values of significance to Manawhenua. See Appendix A4.40.

A3.1.16 Sutton Salt Lake Outstanding Natural Feature

A3.1.16.1 Description of feature

This is an unusual inland saline lake located south of Middlemarch. It is the only salt lake in New Zealand and an easily accessible example of lowland tors, as listed in the Geo-preservation inventory. It is outstanding on the basis of its natural science and aesthetic values, and is also listed as an Outstanding Natural Feature in the Otago Regional Plan: Water; and as a significant wetland in the Otago Regional Plan: Water. Overall the lake is regarded as outstanding, mainly due to significant natural science uniqueness.

A3.1.16.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. Important sequences of halophytic vegetation around lake margins.
 - ii. Free from grazing animals.
- b. *Aesthetic/amenity values:*
 - i. Well regarded as an attractive and interesting destination.
 - ii. Well known tourist and recreational destination.
 - iii. Memorable for landscape.

A3.1.17 Taiaroa Head Outstanding Natural Feature

A3.1.17.1 Description of feature

A distinctive and memorable volcanic coastal landform located at the outermost point of the Otago Peninsula, close to the entrance of Otago Harbour. It is a rounded basalt headland with steep cliffs on its ocean facing side. The feature includes Pilots Beach (because of its high natural values and historic linkages with Taiaroa Head) and all the area included within the nature and local purpose reserves. Taiaroa Head has been the focus of human activity both before and after European settlement and structures that exist today include the lighthouse, the Armstrong Disappearing Gun, Observation Post, Signal Station, Observatory and Royal Albatross Visitor Centre. As well, there are tracks, roads, parking areas and historic structure remnants.

The vegetation cover is mainly grassland. It has outstanding natural science values and very significant cultural values, and adjoins the Peninsula Coast Outstanding Natural Landscape. It also forms part of the Coastal Protection area in the Regional Plan: Coast. Taiaroa Head (Pukekura) has widely recognised natural habitat and wild and scenic aesthetic values. It is also of great cultural and historic significance. Pukekura was an important *pā* site in the context of southern South Island history. It is identified as a *wāhi tūpuna*. See Appendices A4.29 and A4.34.

Overall, landscape values are assessed as high and outstanding.

A3.1.17.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. Taiaroa Head is the only mainland breeding site for Royal Albatross in the southern hemisphere.
 - ii. Other bird species feed and nest on the headland including shags, sooty shearwaters, gulls, variable oyster catchers and royal spoonbills.
 - iii. Pilots Beach is an important habitat for Little Blue Penguins, seals and sea lions, with leopard seals and elephant seals being rare visitors.
 - iv. Highly significant values associated with the presence of wildlife.
- b. *Cultural/historic values:*
 - i. Values of significance to Manawhenua. See appendices A4.29 and A4.34.
 - ii. Site of the Armstrong Disappearing Gun. There are also gun emplacements and other military relics in the wider area.
 - iii. There is significant history associated with its use for navigational purposes. Relevant features include the lighthouse and fog station as well as an early sea wall.
 - iv. Pilot's Beach was the site of whaling activity and takes its name from the days when pilot boats were launched from there.
- c. *Aesthetic/amenity values:*
 - i. Whilst the headland has a significant overlay of structures, these are dominated by the strength of the natural elements and patterns.
 - ii. Wild, scenic, and memorability values associated with the rugged landforms, exposed position and expansive sea views are very high.

A3.1.18 The Chasm/Lovers Leap Outstanding Natural Feature

A3.1.18.1 Description of feature

Two spectacular coastal features south east of Sandymount – a well exposed volcanic cliff section and a significant sea arch, as listed in the Geo-preservation inventory. Encompassing a section of the cliffs with highly dramatic erosional columnar jointed basalt. These features are located adjacent to the Peninsula Coast Outstanding Natural Landscape. Lovers Leap and the Chasm have very high natural science, aesthetic, and shared and recognised values. Overall, landscape values are assessed as high and outstanding. This feature is included within the Otago Peninsula Outstanding Natural Feature Landscape in the Otago Regional Plan: Coast. Values specifically mention, "visually impressive landforms including Lovers Leap and the Chasm".

This feature is part of the wider Sandymount area which has been identified as having outstanding natural coastal character - see Appendix A5.1.3.

A3.1.18.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. Lovers' Leap volcanic section and sea arch is listed in the Otago inventory of important geological sites and landforms - well exposed volcanic section and spectacular sea arch.
 - ii. A highly legible natural landform feature - expressive of processes of volcanic and coastal erosion.
- b. *Aesthetic/amenity values:*
 - i. Spectacular and highly memorable landform features with high natural science values and notable wild and scenic qualities.

A3.1.19 The Pyramids Outstanding Natural Feature

A3.1.19.1 Description of feature

The Pyramids are impressive stranded marine stacks situated adjacent to the Peninsula Coast Outstanding Natural Landscape on marine flats north of Papanui Inlet, listed in the Geo-preservation inventory. They are outcrops of columnar basalt that have been eroded by the sea but which are now stranded far inland by beach aggradation, covered in indigenous scrub and bush. The Pyramids have significant natural science, aesthetic, shared and recognised and cultural values. Overall, their landscape values are assessed as high and outstanding.

A3.1.19.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. The Pyramids (abandoned marine stacks) are listed in the Otago inventory of important geological sites and landforms.
 - ii. Highly legible volcanic coastal landscape.
 - iii. Vegetation is floristically rich.
- b. *Aesthetic/amenity values:*
 - i. Visually memorable with high natural character values.

A3.1.20 Tunnel Beach Outstanding Natural Feature

A3.1.20.1 Description of feature

Tunnel Beach, including its immediate locality, is an Outstanding Natural Feature on the basis of its particular aesthetic/memorability values. Tunnel Beach is located on the south coast between Blackhead and St Clair. The feature includes the sea arch, tunnel and beach and the immediate hinterland. The tunnel was formed by John Cargill for access for his family to the beach in the 1870's. It is included as an Outstanding Natural Landscape Feature in the Otago Regional Plan: Coast. Overall, landscape values are assessed as high and outstanding.

The Tunnel Beach Outstanding Natural Feature includes an area above St Clair known as Te Uraka a Te Raki, which is identified as a wāhi tūpuna. See Appendix A4.46. Tunnel Beach has also been identified as having high natural coastal character values - see Appendix A5.2.5.

A3.1.20.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. Tunnel Beach sandstone cliffs are listed in the Inventory of important geological sites and landforms in the Otago Region. This is a fine example of sandstone cliffs. This is a highly legible landscape expressive of its geological formation and erosive marine processes.
 - ii. Rare salt tolerant herb vegetation at Tunnel Beach.
- b. *Cultural/historic values:*
 - i. The tunnel at Tunnel Beach was cut by John Cargill (son of Captain William Cargill) for access to the beach for his family.
 - ii. Values of significance to Manawhenua. See Appendix A4.46.
- c. *Aesthetic/amenity values:*
 - i. Naturalness is high - modified to an extent by exotic shrub species on the slopes above the cliffs.
 - ii. Minimal influence of buildings, structures or earthworks which create high wild and scenic values. These are enhanced by the dramatic coastal landforms.

A3.1.21 Wharekakahu Outstanding Natural Feature

A3.1.21.1 Description of feature

Wharekakahu is a small island to the eastern side of Allans Beach, 250 metres from the shore off Alfred and Cicily Beaches. It is a sparsely vegetated rock stack with steep cliff sides, noted as being part of an Outstanding Natural Feature Landscape (ONFL) in the Otago Regional Plan. Wharekakahu has very high natural character and aesthetic values. Overall, its landscape values are assessed as high and outstanding.

Wharekakahu is part of the wider Cape Saunders area which has been identified as having high natural coastal character values - see Appendix A5.2.2. Wharekakahu is also identified as a wāhi tūpuna. See Appendix A4.53.

A3.1.21.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. High habitat values for sooty shearwater, fairy prion and shag.
 - ii. Absence of introduced mammals - refuge for indigenous and endemic plants and animals that would otherwise have been eliminated.
 - iii. Haul out site for seals.
- b. *Cultural/historic values:*
 - i. Values of significance to Manawhenua. See Appendix A4.53.
- c. *Aesthetic/amenity values:*
 - i. High naturalness values.
 - ii. High memorability and wild and scenic values - rugged coastal island and focal point.

A3.2 Outstanding Natural Landscapes

A3.2.1 High Country Outstanding Natural Landscape

A3.2.1.1 Description of area

The High Country Outstanding Natural Landscape Area extends along the north west boundary of Dunedin City District, incorporating the high country Rock and Pillar and Lammermoor Range ridgelines rising above the Strath Taieri Plain. These have a north-east/south-west orientation typical of Central Otago ridgelines further to the west, and they define the Strath Taieri basin. The area extends towards Deep Stream south of Sutton township and east of the Strath Taieri Plain towards elevated parts of the Taieri Ridge. The eastern boundary runs along the skyline of the eastern ranges and extends north just beyond and to the east of the Hyde-Macraes Road. The area also includes the northern (and most scenic) part of the Taieri Gorge.

This highly significant and visible high country landscape area contains the distinctive and rugged landform features of the Rock and Pillar Range and Taieri Ridge, and is centred around the Strath Taieri Plain. It is characterised by strongly defined landform and minimal influence of human elements. The scale is large and expansive. Although much of the area is grazed and managed under an extensive pastoral regime, the vegetative cover, in the main, retains its natural patterns and character.

The landscape is highly coherent with rock outcrops creating particular interest. The skyline in many places is dramatic on account of these.

The majority of people experience this landscape from State Highway 87 or from the Otago Excursion Train line. The landscape forms part of the skyline visible from the Middelmarsh area and the Strath Taieri Plain. Views of the area are generally expansive, particularly from the Strath Taieri Plain area around Middelmarsh. The Old Dunstan Road provides a significant internal viewing corridor. Although this is a seldom used route, its heritage and historic significance gives it, and the areas visible from it, added importance.

This is arguably a landscape of national scenic significance. It is definitely of regional significance, particularly because of its actual and potential value for the regional tourist industry.

The vegetation is predominantly grassland, and human elements have minimal apparent influence. This adds to a sense of vast scale and openness and a remote isolated character. The homogeneity of the vegetative cover means that the area is very visually sensitive to change. Most of the area is managed under an extensive pastoral land use regime or the conservation estate. This has resulted in many areas with the substantial modification of the original tussock grasslands. Despite this, the vegetation cover generally retains the tawny colours and characteristic textures of indigenous tussock grasslands.

It is the coherence of the expansive views in combination with the complexity of the detail that makes this an area of unusually high quality. The rugged character of the landform and the large scale of this landscape combine to create an effect which is distinctively Central Otago.

The area includes three areas identified as wāhi tūpuna: Patea (Mt Stoker), Patearoa (the Rock and Pillar Range) and the Taieri River. See Appendices A4.66, A4.67 and A4.62.

A3.2.1.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*

- i. Historic iconic landmark ridgelines including: Rock and Pillar Range; the Lammerlaw Range; the Lammermoor Range; and elevated sections of the Taieri Ridge.
- ii. The lowland tor landscape (listed as a significant landform (NZ Geological Society Geopreservation Inventory for the Otago Region).
- iii. Rock outcrops which give rise to a dramatic skyline and a highly memorable landscape.
- iv. Significant landform features, i.e. Rock and Pillar solifluction features (NZ Geological Society Geopreservation Inventory for the Otago Region).
- v. Highly coherent natural landform under an apparently largely unmodified grassland vegetative cover. This is landmark high country area distinctive in Dunedin, particularly within the Rock and Pillar Range.
- vi. Fragile ecosystems, e.g. cushion bogs.
- vii. Intact scrub and snow tussock vegetation sequences progressing to sub-alpine herbfields. The retention of enough tussock grassland to give the impression of a semi-natural vegetative character.
- viii. Skink habitat beneath rocky outcrops.
- ix. Mt Ross, Gladsmuir Crater, Conical Hill and Mt Stoker, all assessed as being significant.
- x. Distinctive features within the Outstanding Natural Landscape Area including: Bald Hill; Yellow Hill; and Scratchback Hill.

b. *Cultural and historic values:*

- i. Values of significance to Manawhenua. See Appendices A4.66, A4.67 and A4.62.
- ii. Central Otago Rail Trail between Hyde and Tiroiti, which includes heritage engineering features.
- iii. Historic traditional farming stations with associated routes and tracks.
- iv. Human made elements which emphasise local character and contribute to visual quality, e.g. stone buildings, rock fence posts.

c. *Aesthetic and amenity values:*

- i. The large scale, open, expansive, remote wilderness character.
- ii. A skyline which is almost entirely free of human structures when viewed from the Middlemarch valley or from the Upper Taieri Gorge Railway line.
- iii. Limited visual impact of human imposed elements such as tracks, buildings and exotic tree plantings. The relative visual dominance of the natural landscape elements over these is a fundamental characteristic.
- iv. Snow tussock grassland. The extent and quality of the visual contribution made by these highly significant intact areas.
- v. Recreational values. Sub-alpine tramping and links with Central Otago tracks. Mountain biking and four wheel driving along Dunstan Road, and other access ways; i.e., Department of Conservation tracks within the Rock and Pillar Range.
- vi. A night sky with outstanding capacity to view astronomical features free from light pollution.

A3.2.1.3 Principal threats to values

Threat	Description
Forestry blocks	a. For most of the high country areas, exotic forestry would have an adverse effect on landscape values and should not be located here. b. Where it does occur, inappropriate siting, scale and layout of forestry blocks may diminish the character of the underlying landform and other natural features.
Wilding trees and weeds	Wilding tree and weed spread, if not controlled, can rapidly extend and threaten existing traditional land use patterns and open landscape values.
Roads and tracks	Roads and tracks can have an adverse effect on visual quality if they are poorly sited; for example if they cut across the landform rather than follow it, or if they are of inappropriate scale and design and become visually dominant.
Quarries and mining activity	Quarries and mining activity can become visually dominant focal points, depending on the scale of operations or the degree of inappropriate siting.
Buildings and structures	Buildings and structures can become visually dominant from public viewpoints if they are inappropriately sited, or if the design, scale and finish of structures conflict with established high country values.
Shelterbelts	Inappropriate siting, scale and design of shelterbelts may diminish the visual coherence of the natural landform character.
Reduction of areas of indigenous vegetation	Reduction of areas of indigenous vegetation threatens patterns which reinforce and reflect landform character and fragile ecosystems that contribute significantly to the values identified for the High Country Outstanding Natural Landscape.
Overgrazing or burning	Overgrazing and burning can threaten the more sensitive high country vegetative cover.
Light pollution	Lighting from development associated with residential and other land use activities, particularly external lights and street lights, significantly diminishes the ability to view and enjoy astronomical features.

A.3.2.1.4 Key design elements to be required or encouraged

Threat	Key design elements
Forestry blocks	a. Highly visible areas should be avoided for forestry planting; b. For other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. c. Visually recessive areas such as gullies may be acceptable for planting forestry blocks. d. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies. Forestry blocks should be established to avoid unnatural lines or rectangular patterns. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. e. Large blocks of single aged monocultures is discouraged. Smaller compartments of different aged trees should be established that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. f. See A3.4.2 See Appendix A11 {NatEnv cl.16} for design guidelines for forestry blocks.
Wilding trees and weeds	a. There should be active on-going management to avoid wilding tree and nuisance weed spread. Avoid planting species which are likely to create wilding tree spread problems e.g. Lodgepole Pine (<i>Pinus contorta</i>), Scotts Pine (<i>Pinus sylvestris</i>), Austrian Pine (<i>Pinus nigra</i>), Douglas Fir (<i>Pseudotsuga menziesii</i>) and Larch (<i>Larix decidua</i>).
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. Roads and tracks should wherever possible follow contours rather than cut across them. c. Construction of roads and tracks should be designed to minimise the amount of cut and fill slopes in visually sensitive areas.
Quarries and mining activity	a. Any quarries and mining activity undertaken in the High Country Outstanding Natural Landscape should be designed with an awareness of the visual quality of the setting. b. Wherever possible activities should be sited away from prominent viewing points; c. Visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an on-going basis with appropriate planting and restorative earthworks.

Threat	Key design elements
Buildings and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing existing values. b. Buildings and structures should be located as far as reasonably practical away from prominent public viewing points. c. Buildings and structures should utilise materials and colours which are in sympathy with surrounding natural features. d. Good design should relate to the specific character and location of each site, but other general principles include ensuring building elevation and overall size are not too dominant; and rural planting schemes need to be of a scale and character appropriate to the landscape. e. ~~See A3.4.1~~ See Appendix A11 {NatEnv cl.16} for design guidelines for buildings and structures.
Shelterbelts	a. ~~See A3.4.3~~ See Appendix A11 {NatEnv cl.16} for design guidelines for shelterbelts.
Reduction of areas of indigenous vegetation	a. Areas of indigenous vegetation should be retained and enhanced.
Overgrazing or burning	a. To avoid degradation to the more sensitive high country vegetative cover overgrazing or burning should be discouraged.
Light pollution	a. External lighting should be designed to have only negligible effects on the viewing of the night sky and astronomical features, and light sources should be shielded and/or filtered.

A3.2.2 Heyward Coast Outstanding Natural Landscape

A3.2.2.1 Description of area

The Heyward Coast Outstanding Natural Landscape extends from Potato Point in the west to Kaikai Beach in the east. It includes Long Beach and the lower lying area that extends south-west from here; coastal extents of Pilots Point; Whareakeake Beach and the gully extending inland; Purehurehu Point and Kaikai Beach. At the eastern extent it adjoins the Heyward Point/Aramoana Cliffs Outstanding Natural Feature. The area encompasses a sequence of volcanic rock headlands separated by beaches, dunes and flats. There is a distinctive pattern to this landscape with headlands being characterised by cliffs, stacks and reefs, and beaches being backed by dunes and wetlands.

Terrestrial vegetation is predominantly pastoral with some patches of native forest and scrub. There are a few cribs at Whareakeake and a house and farm shed on Potato Point but otherwise the mapped landscape area is devoid of significant structures.

The area includes two areas identified as wāhi tūpuna. It is also part of a wider culturally significant landscape. See Appendices A4.19, A4.20 and A4.14.

A3.2.2.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. Whareakeake Marsh and Jennings Creek Marsh (Kaikai Beach) are regionally significant wetlands in the Otago Regional Plan: Water.
 - ii. This is a highly legible eroded volcanic coastal landscape, expressive of its formative processes.
 - iii. Natural character: the area's rural amenity values contribute to the natural character of the wider coastal environment.
 - iv. Ecological significance: a defining element is the prevalence of natural coastal-estuarine habitats.
- b. *Cultural and historic values:*
 - i. This area forms the backdrop to the popular recreational destinations/lifestyle settlements of Pūrākaunui and Long Beach. The area has a number of historic and cultural features which are relics of the past and sensitive to change, e.g. remnant shelter plantings.
 - ii. A popular recreational destination based to a significant extent on its landscape values.
 - iii. Whareakeake is a surf break of national significance.
 - iv. Returning servicemen were resettled in this area, establishing dairy farms along the ridgeline roads.
 - v. Long Beach was a popular camping and picnic destination for Dunedin families from around 1900. Later developed as a crib settlement.
 - vi. Whareakeake was the site of a fight between Māori and the crew of the brig Sophia.
 - vii. Values of significance to Manawhenua. See Appendices A4.19, A4.20 and A4.14
- c. *Aesthetic and amenity values:*
 - i. Although modified by agriculture, naturalness values are high due to low impact of structures (excluding Long Beach settlement) the presence of areas of native bush and scrub and a highly coherent landform under pasture cover.
 - ii. The cliffs and headlands are dramatic.
 - iii. The landscape as a whole is coherent and memorable.
 - iv. Common presence of seals at Heyward Point, occasional presence of wildlife generally

- v. Backdrop and coastal views: the landscape is remote from major urban centres or main roads but is the landscape context for the settlements of Pūrākaunui and Long Beach.
- vi. Aesthetic coherence: the area has high rural amenity values based on a coherent and memorable volcanic landform and high naturalness based on the presence of areas of native vegetation and the vegetation pattern that generally reflects the landform. Human interest is present in the form of plantings and structures that reflect a previous more densely settled dairy farming landscape. The area also has a sense of remoteness in places due to the limited impact of buildings and other structures, and the open ocean facing aspect.

A3.2.2.3 Principal threats to values

Threat	
Continuing encroachment into pastoral areas.	Incremental change within this rural environment could result in the proliferation of smaller rural farm blocks and as a consequence, the loss of viable operations. a. Houses and associated roading infrastructure would significantly alter the rural character of the area, downgrading the natural character and amenity values with the fragmented landscape that results. b. A multitude of land uses, each requiring its own system of management and servicing, contrasts strongly with the open pastoral character that is maintained under a traditional farming system. c. Such continuing encroachment into pastoral areas is a threat to this area. The greatest pressure for change is now likely to be on higher elevated land with good views towards the coast.
Reduction of values related to significant habitats, wildlife, landforms and geological features.	a. Important habitat, wildlife and geology values relies on protection from land use threats such as the spread of pest species both animal and plant pests. Lack of maintenance and management of these areas results in reduction of values.
Loss of historic features and heritage farming character.	a. The traditional character and aesthetic of the historic farming landscape is an important component and value of this landscape. b. The demise of traditional features such as stone walls, for example, could potentially undermine the existing aesthetic values of the area.
Conflicts between traditional agricultural practices and recreational and tourist demands.	a. There are tourist demands and expectations which need to be carefully managed alongside maintaining existing landscape values, which includes traditional farming.
Buildings and structures.	a. Buildings and structures can become visually dominant from public viewpoints if they are inappropriately sited, or if the design, scale and finish of structures conflict with established values.
Erosion.	a. Removal of protective vegetation, steep slopes and sometimes harsh weather conditions can promote accelerated erosion in this sensitive area.
Roads and tracks.	a. Roads and tracks can have an adverse effect on visual quality if they are poorly sited; for example if they cut across the landform rather than follow it, or if they are of inappropriate scale and design and become visually dominant.

Threat	
Forestry blocks.	a. In most of the area here establishment of exotic forestry blocks is completely contrary to maintaining important values of openness and retaining existing natural character. If care is not exercised, inappropriate siting and scale and layout of forestry blocks may diminish the character of the underlying landform and other natural features.
Quarries and mining activity	a. Quarries and mining activity can have adverse effects on visual quality if sites are visible from significant public viewing points and if care is not taken to appropriately mitigate adverse effects on existing natural topography and vegetation values.
Reduction of areas of indigenous vegetation	a. Indigenous vegetation patterns which reinforce and reflect landform character and fragile ecosystems contribute significantly to the values identified for the Heyward Coast Outstanding Natural Landscape.
Light pollution	a. Lighting from development associated with residential and other land use activities, particularly external lights and street lights, significantly diminishes the ability to view and enjoy astronomical features.

A3.2.2.4 Key design elements to be required or encouraged

Threat	Key design element
Continuing encroachment into pastoral areas	a. The distinctive natural and open pastoral values of this Outstanding Natural Landscape require their protection from inappropriate development. b. The potential for clustering of buildings, and the subsequent retention of viable farm land should be considered for any new development. c. In many cases, the stewardship of the land is synonymous with maintaining and retaining the values of interest to visitors.
Reduction of values related to significant habitats, wildlife, landforms and geological features	a. Continue to conserve the natural, aesthetic and amenity values of the immediate coast through appropriate management and protection. b. Recognise the importance of the pronounced ridged volcanic landform with conical peaks by protecting key Outstanding Natural Features. c. Encourage protection and restoration of remnant vegetation stands on the coastal slopes, as part of on-going land management practices.
Loss of historic features and heritage farming character	a. Preserve the traditional character and aesthetic of historic farming landscape, including protection of historic shelter belts and dry-stone walls.

Threat	Key design element
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing existing values. b. They should be located as far as reasonably practical away from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding landscape; and any designed rural planting schemes need to be of a scale and character appropriate to the landscape. d. <u>See A3.4.1 See Appendix A11 {NatEnv cl.16}</u> for design guidelines for buildings and structures.
Erosion	a. Discourage removal of erosion protective vegetation and enhance protection and restoration of remnant vegetation.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them. c. Construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Forestry blocks	a. Highly visible areas should be avoided for forestry planting; for other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. Visually recessive areas such as gullies may be acceptable for planting. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. c. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. d. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. e. <u>See A3.4.2 See Appendix A11 {NatEnv cl.16}</u> for design guidelines for forestry blocks.
Quarries and mining activity	a. This should not be sited in visually prominent areas if it can be avoided. Where this may not be possible, quarrying should be managed with appropriate mitigation to reduce adverse effects on visual amenity.
Reduction of areas of indigenous vegetation	a. Areas of indigenous vegetation should be retained and enhanced.
Light pollution	a. External lighting should be designed to have only negligible effects on the viewing of the night sky and astronomical features, and light sources should be shielded and/or filtered.

A3.2.3 Peninsula Coast Outstanding Natural Landscape

A3.2.3.1 Description of area

The area extends between Taiaroa Head and Andersons Bay and includes the land with a south facing aspect extending from the most elevated parts of the Peninsula down to the coast. A dramatic coastal profile of prominent headlands and offshore stacks incised by broad tidal inlets, flats and sandy bays is reflected in the pronounced volcanic topography of the Peninsula landform. The sheltered Hooper and Papanui Inlets bring the tidal waters of the Southern Ocean in close proximity to the Otago Harbour south of Portobello. At Sandymount and Cape Saunders, sheer cliffs have been sculpted by natural southerly forces, whilst shifting dunefields occupy the adjacent sandy bays. These extremes of coastal habitats support a range of unique wildlife associations that favour the remoteness of the immediate coastline. The steep seaward slopes of the Otago {NatEnv cl.16} Peninsula coast are traditionally farmed in spite of limited access and inclement weather – windshorn vegetation is indicative of the harsh prevailing climate. Native vegetation persists patchily within the deep gullies and hillside slopes, but the interior landscape has been largely stripped of its natural cover to reveal the conical profiles of volcanic landmarks such as Mt Charles/Poatiri and Harbour Cone. Original farming settlement and farm buildings are sporadically located within the seaward slopes and often surrounded by shelterbelts and amenity plantings. Traditional stone walls, along with macrocarpa shelterbelts are frequent boundary features of this heritage working landscape.

The area contains the following Outstanding Natural Features: Sandfly Bay, The Chasm - Lovers Leap, Harbour Cone, Wharekakahu Island, The Pyramids and Taiaroa Head. (See Appendix A3.1)

Several areas of the Otago {NatEnv cl.16} Peninsula Coast have also been identified as having outstanding or high natural coastal character values, including Highcliff - Pudneys Cliff (see Appendix A5.1.1), Sandymount (see Appendix A5.1.3) and Cape Saunders (see Appendix A5.2.2).

The area is a culturally significant landscape and includes several wāhi tūpuna. See Appendices A4.34, A4.37, A4.70, A4.36, A4.29, A4.69, A4.38, and A4.41.

A3.2.3.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*

- i. Distinctive landmark features: the Otago {NatEnv cl.16} Peninsula Coast is a striking landscape, its geology and vegetative cover reflecting the extreme climatic conditions of the area. Separated from the more serene harbourside by rounded hills in the region of 300 - 400 metres, tall cliffs, bays and beaches result from the high level of coastal erosion on this ocean side of the Otago Peninsula. Features include sea stacks and extensive sand blown dunes, as well as dramatic cliff features. The extensive Papanui and Hoopers inlet systems and saltmarsh on the south east edge of the peninsula form habitat for numerous native and exotic species.
- ii. Most of the significant geological erosional features within the area are protected Outstanding Natural Features, others that are not included are the Sandymount Sea Arch and Terracettes.
- iii. Hoopers and Papanui Inlets and associated dunefields are significant depositional features.
- iv. Native coastal bush remnants contained within steep gullies and on cliffs at Taiaroa Bush and Okia Reserve. Inter-tidal marine habitats of Hoopers and Papanui Inlets. The extensive dunefields of Sandfly Bay are protected in the Sandfly Bay Outstanding Natural Feature. The salt meadows and shallow inlets provide important habitat.
- v. Coastal wildlife: Internationally renowned for colonies of Royal Albatross and Yellow Eyed Penguin as well as Hooker sea lions and seals.

b. *Cultural/historic values:*

- i. Values of significance to Manawhenua. See Appendices A4.34, A4.37, A4.70, A4.36, A4.29, A4.69,

A4.38, and A4.41.

- ii. Original Native **{MW 248.10}** reserve lands which created long narrow properties from strip farming.
- iii. Legacies of early European settlement including historic farmsteads, dry stone walls, lime kilns and mature shelter and amenity plantings.
- iv. Shipwrecks, including the "Victory" off Victory Beach.
- v. Human-made elements which emphasise local character and contribute to visual quality (e.g. stone buildings and rock fence posts).

c. *Aesthetic and amenity values:*

- i. High aesthetic values provided through the range and drama of the coastline and Otago Peninsula landforms against a backdrop of the southern ocean. Some sections of the Otago Peninsula coast remain unseen from land-based public viewing points but can be viewed comprehensively from the sea.
- ii. Important tourist destination for wildlife observation incorporating local walks and nature reserves. Local tracks tend to follow the ridgelines of the intervening spur landforms down to the coast and these provide more immediate views of the interior landscape.
- iii. Important recreational/amenity values for locals and tourists.
- iv. A night sky with outstanding capacity to view astronomical features.

A3.2.3.3 Principal threats to values

Threat	
Continuing encroachment of development into pastoral areas	a. Incremental change within this rural environment could result in the proliferation of smaller rural farm blocks and as a consequence, the loss of viable farming operations. b. Houses and associated roading infrastructure would significantly alter the rural character of the area, downgrading the natural character and amenity values with the fragmented landscape that results. c. A multitude of land uses, each requiring its own system of management and servicing, contrasts strongly with the open pastoral character that is maintained under a traditional farming system. d. Such continuing encroachment into pastoral areas is a threat to this area. The greatest pressure for change is likely to be surrounding Hoopers and Papanui Inlets, which are both relatively sheltered and accessible from Portobello. The peninsula areas closest to the built up part of Dunedin city are also of greatest threat from increased subdivision development pressures over time.
Reduction of values related to significant habitats, wildlife, landforms and geological features	a. The essence of maintaining important habitat, wildlife and geology values relies on protection from land use threats such as the spread of gorse.
Loss of historic features and heritage farming character	a. The traditional character and aesthetic of the historic farming landscape is an important component and value of this landscape. b. The demise of traditional features such as stone walls, for example, could both potentially undermine the existing aesthetic values of the Peninsula.

Threat	
Conflicts between traditional agriculture practices and recreational and tourist demands	a. There are tourist demands and expectations of the Peninsula landscape as a whole, which need to be carefully managed alongside maintaining existing landscape values, which include traditional farming.
Buildings and structures	a. Buildings and structures can become visually dominant from public viewpoints if they are inappropriately sited, or if the design, scale and finish of structures conflict with established <u>Otago {NatEnv cl.16}</u> Peninsula coast values.
Erosion	a. Removal of protective vegetation, steep slopes and sometimes harsh weather conditions can promote accelerated erosion in this sensitive area.
Roads and tracks	a. Roads and tracks can have an adverse effect on visual quality if they are poorly sited; for example if they cut across the landform rather than follow it, or if they are of inappropriate scale and design and become visually dominant.
Forestry blocks	a. In some areas of the <u>Otago {NatEnv cl.16}</u> Peninsula Coast landscape establishment of exotic forestry blocks is completely contrary to maintaining important values of openness and retaining existing natural character. In others, if care is not exercised, inappropriate siting, scale and layout of forestry blocks may diminish the character of the underlying landform and other natural features.
Quarries and mining activity	a. Quarries and mining activity can have adverse effects on visual quality if sites are visible from significant public viewing points and if care is not taken to appropriately mitigate adverse effects on existing natural topography and vegetation values.
Reduction of areas of indigenous vegetation	a. Indigenous vegetation patterns which reinforce and reflect landform character and fragile ecosystems contribute significantly to the values identified for the Peninsula Coast Outstanding Natural Landscape.
Light pollution	a. Lighting from development associated with residential and other land use activities, particularly external lights and street lights, significantly diminishes the ability to view and enjoy astronomical features.

A3.2.3.4 Key design elements to be required or encouraged

Threat	Key design element
Continuing encroachment of development into pastoral areas	a. The distinctive natural and open pastoral values of this Outstanding Natural Landscape requires their protection from inappropriate development. b. The potential for clustering of buildings, and the subsequent retention of viable farm land should be considered for any new development. c. In many cases, the stewardship of the land is synonymous with maintaining and retaining the values of interest to visitors.
Reduction of values related to significant habitats, wildlife, landforms and geological features	a. Continue to conserve the natural, aesthetic and amenity values of the immediate coast through appropriate management and protection. b. Recognise the importance of the pronounced ridged volcanic landform with conical peaks by protecting key Outstanding Natural Features such as Taiaaroa Head, The Pyramids and Harbour Cone. c. Encourage protection and restoration of remnant vegetation stands on the coastal slopes, as part of on-going land management practices.
Loss of historic features and heritage farming character	a. Preserve the traditional character and aesthetic of historic farming landscape, including protection of historic shelter belts and dry-stone walls.
Conflicts between traditional agriculture practices and recreation and tourist demands	a. These two sometimes conflicting requirements need to be carefully managed so that values for each are not compromised.
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing existing values. b. They should be located as far as reasonably practical away from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding landscape; and any designed rural planting schemes need to be of a scale and character appropriate to the landscape. d. See A3.4.1 See Appendix A11 {NatEnv cl.16} for design guidelines for buildings and structures.
Erosion	a. Discourage removal of erosion protective vegetation and enhance protection and restoration of remnant vegetation.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them. c. Construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.

Threat	Key design element
Forestry blocks	a. Highly visible areas should be avoided for forestry planting; for other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. Visually recessive areas such as gullies may be acceptable for planting. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. c. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. d. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. e. See A3.4.2 See Appendix A11 {NatEnv cl.16} for design guidelines for forestry blocks.
Quarries and mining activity	a. Quarries and mining activities activity {PO cl.16} should not be sited in visually prominent areas if it can be avoided. Where this may not be possible, quarrying should be managed with appropriate mitigation to reduce adverse effects on visual amenity.
Reduction of areas of indigenous vegetation	a. Areas of indigenous vegetation should be retained and enhanced.
Light pollution	a. External lighting should be designed to have only negligible effects on the viewing of the night sky and astronomical features, and light sources should be shielded and/or filtered.

A3.3 Significant Natural Landscapes

A3.3.1 Durdan Hill Significant Natural Landscape

A3.3.1.1 Description of Area

Pahatea/Durdan Hill is a significant domed hill around 440 metres in elevation located 3–4 kilometres north-west of Waikouaiti, and just south of the Dunedin City District northern boundary. It has visually prominent higher slopes largely devoid of taller vegetation or any structures, and it has a predominantly pastoral land use.

It forms a distinctive backdrop to the main highway and associated coastal settlements.

A3.3.1.2 Values to be Protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. Coherent natural volcanic landform with an aesthetically interesting conical shape.
- b. *Aesthetic and amenity values:*
 - i. Aesthetic Coherence. The area has high rural amenity values based on a coherent and memorable volcanic form. It has an uncluttered appearance and a sense of remoteness in places due to the absence of buildings and other structures.
 - ii. Provides a significant visual backdrop to coastal features. High aesthetic values and memorability.

A3.3.1.3 Principal Threats to Values

Threat	
Structures	Inappropriate siting, design, scale, density and finish of structures such that they become visually dominant from public viewpoints.
Forestry blocks	Inappropriate siting, design, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.
Roads and tracks	Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
Shelterbelts	Inappropriate siting, scale and design of shelterbelts such that they diminish the visual coherence of the natural landform character.
Quarries and mining activity	Removal of significant landform features by quarrying and mining activity. Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.

A3.3.1.4 Key design elements to be required or encouraged

Threat	Key design elements
Structures	a. Structures should be designed with the intention of preserving or enhancing existing values. They should be located as far as reasonably practical away from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features.
Forestry blocks	a. Highly visible areas, which includes a considerable proportion of this Significant Natural Landscape, should be avoided for forestry planting. For other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact of the visual integrity of the landscape. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. b. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. c. See A3.4.2 Appendix A11 {NatEnv cl.16} for design guidelines for forestry blocks.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas; they should wherever possible follow contours rather than cut across them; and construction activity should minimise the amount of cut and ensure that this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt plantings should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See A3.4.3 Appendix A11 {NatEnv cl.16} for design guidelines for shelterbelts.
Quarries and mining activity	a. Any quarries and mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.

A3.3.2 Flagstaff - Mt Cargill Significant Natural Landscape

A3.3.2.1 Description of area

This Significant Natural Landscape covers the hills to the north of urban Dunedin including Flagstaff, Swampy Summit, the peaks and higher slopes from Mt Cargill - Mihiwaka and Signal Hill. The geology is largely volcanic and the hills reach elevations of 680 metres (Mt Cargill) and 739 metres (Swampy Summit). The area is the catchment for numerous small rivers and streams, most notably the Waitati River, Water of Leith and Lindsay Creek. The area surrounds the Mt Holmes Organ Pipes which are an excellent and easily accessible example of columnar jointing. These {NatEnv cl.16} are an Outstanding Natural Feature in the plan.

Land cover/land use is a mix of remnant indigenous vegetation (forest and grassland), agriculture, forestry, rural residential development and exotic scrub. The main northern approaches to Dunedin traverse these hills and the hills provide the northern backdrop to the city and the west harbour, as well as the southern backdrop to the Blueskin Bay area. The area is host to a number of utility structures, most notably the television mast on Mt Cargill, as well as quarries.

The peaks are a cultural identity marker for Manawhenua and are identified as a wāhi tūpuna. See Appendices A4.28, A4.32, and A4.49.

A3.3.2.2 Values to be protected

The following features and characteristics have been identified as important to protect:

a. *Natural science values:*

- i. Distinctive natural landforms: Geopreservation inventory sites in this area are as follows:
 1. Flagstaff Peak Patterned Ground - A good example of patterned ground (which is the distinct, and often symmetrical geometric shapes formed by freezing and thawing of soils); and
 2. Volcanic Peaks. These include Flagstaff, Swampy Summit, Mt Cargill and Mt Kettle.
- ii. Natural character: the area contains significant areas of indigenous vegetation as follows:
 1. Cloud forest (Libocedrus and podocarps) e.g. Leith Saddle – now rare in New Zealand;
 2. Podocarp Broadleaf forest e.g. Grahams Bush;
 3. Broadleaf forest e.g. Orokonui / Burns Park;
 4. Silver Beech forest (Mt Cargill Reserve) - One of only four remaining remnants in the Dunedin Ecological District;
 5. Cassinia/Dracophyllum shrublands at Swampy Summit, Mt Cargill, Mihiwaka;
 6. Snow tussocklands on Flagstaff; and
 7. Orokonui Ecosanctuary.

b. *Cultural/historic values:*

- i. Values of significance to Manawhenua. See Appendices A4.28, A4.32, and A4.49
- ii. Shared and recognised values:
 1. This area is valued by residents and visitors to the city as a natural landscape backdrop and as a recreational resource close to the city.
 2. Provides a distinctive and natural northern approach to the city.
 3. The ring of encircling hills has been referred to as the outer town belt and the hilltops are distinctive city landmarks.
- iii. Historical significance: the name Flagstaff refers to the flagpole that was used in early European times

to alert the wider population that a ship had entered the harbour. An alternative explanation is that the name refers to the poles that were used to mark the original track northwards from Dunedin which ran along the Flagstaff and Swampy summit tops to Hightop.

c. *Aesthetic and amenity values:*

- i. Visual prominence: the area has very high levels of visibility from significant population centres and major roads. It forms much of the backdrop to urban Dunedin, much of the north-western side of Otago Harbour and the Blueskin Bay area.
- ii. Natural landform values. Visual quality in terms of naturalness, memorability and aesthetic coherence is variable. Overall, the landforms are striking and memorable and many are iconic landmark features of Dunedin. In many places there is native vegetation cover and vegetation patterns that reflect the natural topography and natural skylines.
- iii. Transient values. The rare Libocedrus cloud forest of Pahuatea often produces a distinctive cloud cap that forms over Mt Cargill and nearby hills. Other transient values include seasonal snow cover and a wide range of birdlife in the areas of indigenous vegetation.
- iv. Recreational values. The ridges and peaks are connected by a network of popular walks and mountain bike tracks incorporating scenic recreation and nature reserves. Expansive and panoramic views over Dunedin city and beyond are afforded from the accessible summits.

A3.3.2.3 Principal threats to values

Threat	
Buildings and structures	Inappropriate siting, design, scale density and finish of buildings and structures such that they become visually dominant from public viewpoints. This is a more significant issue at higher elevations.
Roads and tracks	Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
Loss of existing native vegetation and habitat	The protection of native vegetation and restoring the extent and connections between existing forest and bush stands should be an important priority within this landscape.
Shelterbelts	Inappropriate siting, scale and design of shelterbelts such that they are not sympathetic with underlying topography or natural landform character.
Quarries and mining activity	Removal of significant landform features by quarrying and mining activity. Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
Forestry blocks	Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.
Loss of historic and cultural features	Retention of heritage landscape features such as traditional drystone walls and shelterbelts

A3.3.2.4 Key design elements to be required or encouraged

Threat	Design element
Buildings and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing landscape values. b. Buildings and structures should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Encourage clustering of buildings and structures or farm/forest park development layouts. This will ensure more sensitive and visible landscapes in other areas that remain free of buildings and structures. Applying visual controls and limiting development to low densities are some of the ways adverse impacts of buildings and structures can be reduced. d. See A3.4.1 Appendix A11 {NatEnv cl.16} for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. Roads and tracks should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Loss of existing native vegetation and habitat	a. Wherever practicable existing native vegetation areas should be retained and enhanced. b. Encourage protection and restoration of remnant vegetation and planting of new appropriate vegetation as part of on-going land management practices.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See A3.4.3 Appendix A11 {NatEnv cl.16} for design guidelines for shelterbelts.
Quarries and mining activity	a. Any quarries and mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.

Threat	Design element
Forestry blocks	a. Highly visible areas, which includes a considerable proportion of this Significant Natural Landscape, should be avoided for forestry planting. For other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact of the visual integrity of the landscape. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. b. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. c. See <u>A3-4-2 Appendix A11</u> {NatEnv cl.16} for design guidelines for forestry blocks.
Loss of historic and cultural features	a. Retention of heritage landscape features such as traditional drystone walls and shelterbelts

A3.3.3 Heyward Coast Significant Natural Landscape

A3.3.3.1 Description of area

This area includes the land between the outer Otago Harbour and the Heyward Coast Outstanding Natural Landscape which runs along the open coast to the north-east, from Aramoana to Potato Point. Mihiwaka and Mopanui define its inland extent. This is an area of volcanic geology essentially comprised of a main ridge defining the northern side of Otago Harbour landscape, with secondary ridges leading off this to the north (reflecting the pattern of old lava flows from the central harbour volcanic crater). These ridges define small valleys and embayments. Pūrākaunui Inlet is located at the end of the largest of these valleys. The hills are generally no more than 350 metres in height but are steep and rugged in places.

The predominant land use is pastoral farming and the vegetation cover is dominated by pasture grassland with areas of native scrub and forest in the steeper slopes and gullies. Evidence of a previous more densely settled farming landscape can be discerned from the presence of shelter trees, rock walls and building ruins. Rural houses are dotted about, generally located near the roads which are on the spurs. The settlements of Pūrākaunui and Osborne are located adjacent to this Significant Natural Landscape.

The area includes wāhi tūpuna. See Appendices A4.21 and A4.32.

A3.3.3.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. Natural landforms:
 1. Pūrākaunui Inlet, immediately adjacent, is a Geopreservation Inventory site listed as an "easily accessible, almost pristine example of a small drowned valley forming an intertidal estuary with a sand dune barrier across the entrance".
 - ii. Natural character: the area's rural amenity values contribute to the natural character of the wider coastal environment.
 - iii. Ecological significance: a defining element is the prevalence of natural coastal-estuarine habitats.
- b. *Cultural/historic values:*
 - i. Values of significance to Manawhenua. See Appendices A4.21 and A4.32.
 - ii. Shared and recognised values. This area forms the setting of the popular recreational destinations/lifestyle settlements of Pūrākaunui and Osborne. The area has a number of historic and cultural features which are relics of the past and sensitive to change, e.g. remnant shelter plantings.
 - iii. Historical Significance: returning servicemen were resettled in this area, establishing dairy farms along the ridgeline roads.
- c. *Aesthetic and amenity values:*
 - i. Backdrop and coastal views: the landscape is remote from major urban centres or main roads but is the landscape context for the settlements of Pūrākaunui and Osborne. It also forms the northern backdrop to the Outer Otago Harbour.
 - ii. Aesthetic coherence: the area has high rural amenity values based on a coherent and memorable volcanic landform and high naturalness based on the presence of areas of native vegetation and the vegetation pattern that generally reflects the landform. Human interest is present in the form of plantings and structures that reflect a previous more densely settled dairy farming landscape. The area also has a sense of remoteness in places due to the limited impact of buildings and other structures, and the open ocean facing aspect.

A3.3.3.3 Principal threats to values

Threat	
Buildings and structures.	Inappropriate siting, design, scale, density and finish of buildings and structures such that they become visually dominant from public viewpoints.
Roads and tracks.	Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
Loss of native vegetation remnants.	As traditional agricultural practices have removed much of the indigenous native vegetation cover from the seaward slopes of the North Heyward Coast, it is important to retain the remaining remnants of coastal forest and scrub.
Shelterbelts.	Inappropriate siting, scale and design of shelterbelts such that they are not sympathetic with underlying topography or natural landform character.
Quarries and mining activity.	Removal of significant landform features by quarrying and mining activity. Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
Forestry blocks.	Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.
Loss of historic and cultural features.	Retention of heritage landscape features such as traditional drystone walls and shelterbelts.

A3.3.3.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures.	a. Buildings and structures should be designed with the intention of preserving or enhancing existing values. They should be located as far as reasonably practicable away from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant and rural planting schemes need to be of a scale and character appropriate to the landscape. Future residences would need to be very carefully sited in relation to the exposed steep spur and gully terrain descending from Heyward Point Road. There is limited capacity for new residential development within the immediate seaward slopes towards Heyward Point. Alternative locations include potentially siting individual dwellings along Heyward Point ridgeline, in sympathy with the existing pattern of farmstead locations, or more dense development capacity within existing coastal settlements. Both of these locations would be consistent with traditional settlement patterns. b. See A3.4.1 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for buildings and structures.
Roads and tracks.	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas; they should wherever possible follow contours rather than cut across them; and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.

Threat	Key design elements
Loss of native vegetation remnants.	a. Restoration planting of native coastal forest would potentially extend the natural values of the coast within this discreet landscape, consistent with the bush cover of bordering ridgelines. Native planting would also contribute to the stabilisation of the steep slopes and the control of pest weeds. The limited public access to parts of this coastline (in particular the cliff edges) is also consistent with protecting wildlife values. Encourage protection and restoration of remnant vegetation stands on the coastal slopes, as part of on-going land-management practices.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See A3.4.3 Appendix A11 {NatEnv cl.16} for design guidelines for shelterbelts.
Quarries and mining activity	a. Any quarries and mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.
Forestry blocks.	a. Some highly visible areas should be avoided for forestry planting; for other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. b. See A3.4.2 Appendix A11 {NatEnv cl.16} for design guidelines for forestry blocks.
Loss of historic and cultural features	a. Retention of heritage landscape features such as traditional drystone walls and shelterbelts

A3.3.4 Maungatua Significant Natural Landscape

A3.3.4.1 Description of area

This area includes the higher slopes on both sides of the Maungatua Range and parts of the Mill Creek and Waipori Gorge areas. The Maungatua Range is a schist block mountain typical of the Central Otago region with a broad rounded summit reaching 895 metres in height and its eastern face is a scarp associated with the Maungatua fault. Lower parts of the Maungatua Significant Natural Landscape (MSNL) are covered in a mixture of pasture, scrub and native forests. The upland parts are mainly under snowgrass cover with areas of shrubland and farmland. The land use is a mixture of pastoral agriculture and Department of Conservation reserve and there is little modification to the landscape in the form of built structures.

Maungatua is significant to Kāi Tahu and is identified as a wāhi tūpuna. See Appendix A4.64.

A3.3.4.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. Prominent natural landform: the interior Maungatua **{NatEnv 1071.118}** Range is elevated above the main nearby ridgelines, and features distinctive character, unique geology, aspect and associated vegetation types. The Maungatua Range is well recognised as a local landmark.
 - ii. Natural character: there is an unbroken sequence of native vegetation communities from valley floor mixed forest beech forest, through to montane shrubland, low alpine snowgrass and cushion bog (Waipori Gorge - Maungatua tops). These communities provide habitat for a range of insects and moths. There are also rare plant species.
 - iii. Maungatua summit wetland: this area has a significant wetland of a scarce type. Although modified by fires, grazing and trampling, the Maungatua wetlands are the only remaining examples of high altitude wetlands on the eastern side of the Waipori Ecological District.
- b. *Cultural/historic values:*
 - i. Values of significance to Manawhenua. See appendix A4.64.
 - ii. The Maungatua Range is a notable landmark of the wider Dunedin area. Its natural character values are recognised in the Otago Conservancy Management Strategy and the Otago Regional Council Regional Plan Water.
- c. *Aesthetic and amenity values:*
 - i. Visual prominence. The Maungatua Range is the dominant topographical feature of the Taieri Plain and a significant landmark. It is highly visible from surrounding areas. It has high memorability values based on its scale and distinctive block mountain form.
 - ii. Natural landform values. Naturalness values are high based on the natural skyline, lack of structures and presence of rock outcrops, native grassland and indigenous forest cover. At lower altitudes the landscape is more modified, but here too naturalness values are generally high due to the mainly harmonious relationship of vegetation/land use patterns with natural landforms. Natural altitudinal vegetation sequences are highly legible in this landscape. Seasonal snow cover and light effects which highlight the natural landforms can also contribute to landscape values.
 - iii. Recreation. The Maugatua Range has very distinctive amenity values which relate closely to its landscape character and features. It is recognised for recreation pursuits, predominantly walking and hunting.

A3.3.4.3 Principal threats to values

Threat	
Forestry blocks	Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished. This is mainly an issue for the more elevated parts of the Maungatua Range and areas on the western slope overlooking the Strath Taieri.
Wilding trees and other weeds	The establishment and spread of wilding trees and other weeds such as hieracium, gorse and broom can have an adverse effect on landscape values, particularly in the subalpine grassland areas.
Reduction of areas of indigenous vegetation	Removal or diminution of areas of indigenous vegetation, particularly native grasslands at higher altitudes.
Buildings and structures	Inappropriate siting, design, scale density and finish of buildings and structures such that they become visually dominant from public viewpoints.
Roads and tracks	Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it, and consequently become visually dominant features.
Shelterbelts	Inappropriate siting, scale and design of shelterbelts such that they diminish the visual coherence of the natural landform character. This is mainly an issue for the more elevated parts of the Maungatua Range and the western slope overlooking the Strath Taieri, where the landform character is determined by the predominant grassland cover.

A3.3.4.4 Key design elements to be required or encouraged

Threat	Key design elements
Forestry blocks	a. Highly visible areas should be avoided for forestry planting. On the Maungatua Range all exotic forestry should be avoided at higher altitudes. b. For other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. c. At lower altitudes forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. d. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. e. See A3.4.2 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for forestry blocks.
Wilding trees and other weeds	a. Active ongoing management to avoid wilding tree and nuisance weed spread should be promoted.
Reduction of areas of indigenous vegetation	a. Removal or reduction of significant areas of indigenous vegetation should be avoided. b. Opportunities to reinforce and enhance these areas with additional appropriate planting should be encouraged. c. It is important to retain and enhance the unbroken indigenous vegetation pattern, characterised by sequences extending from valley floor mixed forest communities to subalpine grassland communities.

Threat	Key design elements
Buildings and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing the landscape values. b. Buildings and structures should be located with an awareness of being viewed from prominent public viewing points on the Taieri Plain or from the Lee Stream and wider Strath Taieri locations to the north. c. Good design should relate to the specific character and location of each site. General principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding landscape; and rural planting schemes need to be of a scale and character appropriate to the landscape. d. See A3.4.1 Appendix A11 {NatEnv cl.16} for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. Roads and tracks should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, particularly upper altitudes. b. If established, shelterbelts should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. c. See A3.4.3 Appendix A11 {NatEnv cl.16} for design guidelines for shelterbelts.

A3.3.5 North-West Peninsula Significant Natural Landscape

A3.3.5.1 Description of area

This area covers the higher land on the Otago Harbour side of the Otago Peninsula. The lower boundary is defined to exclude the harbour-side settlements and more developed lower slopes. It excludes Taiaroa Head, which is wholly included in the Peninsula Coast Outstanding Natural Landscape.

The geology is volcanic, the harbour being an eroded volcanic crater. The hills reach up to 395 metres in elevation. This is the sheltered, sunny side of the Otago Peninsula, which is reflected in the presence of a number of settlements dotted along the harbour shoreline. Apart from the residential areas the land is largely managed as pastoral farms but there are also some small areas of plantation forestry and areas of remnant or regenerating native bush.

The iconic Harbour Cone sits centrally in the Otago Peninsula, providing a significant backdrop to the harbourside settlements of Broad Bay and Portobello. The rural landscape here is a very special one, highly expressive of its formative processes, both natural and cultural. The uniform pasture covering the majority of the landscape clearly shows the natural landforms, with the scattering of remnant bush coinciding with the steep, wet areas that have been unsuitable for grazing.

It provides a significant portion of the setting, visual containment and skyline for the urban areas of Dunedin and the harbour communities. It therefore has a substantial impact on the visual quality of the wider area.

The area is within a culturally significant landscape and includes wāhi tūpuna. See Appendices A4.41 and A4.34.

A3.3.5.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. Distinctive natural landforms: defining elements include steep spur and gully hillsides descending from prominent volcanic ridgelines. The iconic Harbour Cone (an ONF) and its surrounding area provide a significant backdrop to the harbourside settlements of Broad Bay and Portobello. Distinctive natural landforms include:
 1. Harbour Cone
 2. Peggys Hill
 3. Harwood Earth Flow. A good example of a recently active flow, now seasonally creeping.
 4. Harwood Stranded Sea Cliffs. Well preserved and easily accessible example of ancient cliff-line stranded by build-up of the Holocene terrace in front.
 - ii. Natural character. The extent, integrity, coherence and natural character of the major natural elements such as landform, streams and areas of indigenous vegetation. A key feature here is the extent and quality of areas of regenerating indigenous bush.
 - iii. Ecological significance: a defining element is the prevalence of natural coastal-estuarine habitats.
 - iv. Forest remnants or areas of regenerating bush some of which are significant habitat for fauna.
- b. *Cultural/historic values:*
 - i. Values of significance to Manawhenua. See Appendices A4.34 and A4.41.
 - ii. Shared and recognised values: Otago Peninsula has high tourism and recreational values and is viewed as a special area of Dunedin.
 - iii. Historical significance: historic cultural features throughout the area include drystone walls and remnant Macrocarpa shelter trees and building sites. The Harbour Cone property (largely within the SNL)

represents a pristine archaeological landscape, and other significant historic landmarks include Larnach Castle and the Mathieson homestead which has significance as the site of New Zealand's first cheese factory.

c. *Aesthetic and amenity values:*

- i. Visual prominence: The extent and quality of the outstanding panoramic views which are available both of the area and from the area. The skyline generally defined by natural elements. The area is very visible from the Dunedin CBD and from the western side of the harbour.
- ii. Qualities of the elevated rural land: This has natural characteristics which contrast with the developed harbour edge settlements, and which provide a fundamental characteristic of the harbour landscape. Generally the land above the 40 metre contour has a strong rural character.

A3.3.5.3 Principal threats to values

Threat	
Buildings and structures	Inappropriate siting, design, scale, density and finish of buildings and structures such that they become visually dominant from public viewpoints.
Roads and tracks	Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
Loss of rural production/rural character.	Incremental change within this rural environment has resulted in the proliferation of small rural farm blocks and as a consequence, the loss of viable farming operations. Houses and associated roading infrastructure significantly alter the rural character of the area, downgrading the amenity values with the fragmented landscape that results. A multitude of land uses, each requiring its own system of management and servicing, contrasts strongly with the open pastoral character that is maintained under a traditional farming system. Such continuing encroachment into pastoral areas is a threat to this area. Rolling landforms above the Macandrew Bay and Company Bay settlements are potentially attractive for rural lifestyle development. The better soils and sheltered sites of this area, considered alongside their highly visible position, requires their protection from inappropriate development.
Shelterbelts:	Inappropriate siting, scale and design of shelterbelts such that they diminish the visual coherence of the natural landform character.
Quarries and mining activity	Removal of significant landform features by quarrying and mining activity. Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.

A3.3.5.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing existing values. b. They should be located with an awareness of being viewed from prominent public viewing points. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding landscape; and rural planting schemes need to be of a scale and character appropriate to the landscape. d. See A3.4.1 Appendix A11 {NatEnv cl.16} for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas; b. They should wherever possible follow contours rather than cut across them; and c. Construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Loss of rural production / rural character.	a. The potential for clustering of housing, and the subsequent retention of viable farm land should be considered. Ecological restoration that creates corridors throughout the landscape needs to form a fundamental component of any development activity.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See A3.4.3 Appendix A11 {NatEnv cl.16} for design guidelines for shelterbelts.
Quarries and mining activity	a. Any quarrying and mining activity undertaken should be designed with an awareness of the visual quality of the setting. b. Wherever possible activities should be sited away from prominent viewing points; c. Visible quarries and mining surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.

A3.3.6 Saddle Hill Significant Natural Landscape

A3.3.6.1 Description of area

Excluding the more elevated parts of Saddle Hill and Jaffray Hill, generally above 300 metres, this Significant Natural Landscape includes the higher slopes, generally above the 80 metre contour. It encompasses Saddle Hill, Jaffray Hill, Scroggs Hill and the ridge to the south of Scroggs Hill to a spur just to the north of McClarens Gully. The geology of these hills is complex, including schist, sandstone, siltstone and mudstone, as well as the volcanic rocks that form the dominant hill forms. There are areas where past large scale landslides can be discerned in the landforms. Land use is a mix of pastoral farming and forestry, with some areas also under exotic scrub cover and indigenous vegetation.

The uppermost slopes of Saddle Hill and Jaffray Hill are considered an Outstanding Natural Feature (ONF). The hills define the south-eastern side of the northern Taieri Plain and separate this area from the coast.

Saddle and Jaffray Hill (Pukemakaka and Turimakamaka) are identified as a wāhi tūpuna. See Appendices A4.54 and A4.55.

A3.3.6.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. Distinctive natural landforms. An important and visually dominant part of the volcanic landscape of Dunedin. The conical landforms of Saddle Hill and Scroggs Hill are expressive of their volcanic origins.
 - ii. Natural character. Along with the significant landforms indigenous forest remnants allude to what was a naturally forested area.
 - iii. Scroggs Hill. This volcanic hill form provides a distinctive and memorable landmark.
 - iv. Coastal Broadleaf Podocarp Forest Areas, some of which are protected under QE2 Covenants.
- b. *Cultural/historic values:*
 - i. Values of significance to Manawhenua. See Appendices A4.54 and A4.55.
 - ii. The area is very visible from many vantage points, has high naturalness values and has featured prominently in many aspects of Dunedin's earlier development. It has cultural significance to both Māori and Pakeha.
 - iii. While the peaks are the predominant focus, the surrounding slopes have a high level of picturesque appeal and a high level of visual amenity.
- c. *Aesthetic and amenity values:*
 - i. Visual prominence. The landscape offers extensive impressive views from many public routes and viewpoints, and the skyline is generally defined by natural elements. The area is visually prominent and forms an important part of the hill backdrop to the Brighton coast, Kaikorai Estuary and the northern end of the Taieri Plain, including Mosgiel.
 - ii. Landmarks. The landscape visual quality has a substantial impact on wider areas. Scroggs Hill is valued as local landmarks.

A3.3.6.3 Principal threats to values

Threat	Description
Buildings and structures	Inappropriate siting, design, scale density and finish of buildings and structures such that they become visually dominant from public viewpoints. Generally development at higher elevations should be avoided.
Roads and tracks	Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
Reduction of areas of indigenous vegetation	Removal or diminution of areas of indigenous vegetation.
Quarries and mining activity	Removal of significant landform features by quarrying and mining activity. Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.
Forestry blocks	Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.
Shelterbelts	Inappropriate siting, scale and design of shelterbelts such that they are not sympathetic with underlying topography or natural landform character.

A3.3.6.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing the landscape values. Higher elevated areas in this landscape are the most sensitive part of this landscape in this regard. b. Buildings and structures should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site. General principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding landscape; and rural planting schemes need to be of a scale and character appropriate to the landscape. d. See A3.4.1 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. Roads and tracks should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Reduction of areas of indigenous vegetation	a. Removal or reduction of significant areas of indigenous vegetation should be avoided. b. Opportunities to reinforce and enhance these areas with additional appropriate planting should be encouraged.



Threat	Key design elements
Quarries and mining activity	a. Any quarries and mining activity undertaken should be designed with an awareness of the visual quality of the setting. b. Wherever possible activities should be sited away from prominent viewing points. c. Visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.
Forestry blocks	a. Some highly visible areas should be avoided for forestry planting. For other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. c. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. d. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the environmental effects occurring at this stage of the forest growing cycle. e. See A3.4.2 Appendix A11 {NatEnv cl.16} for design guidelines for forestry blocks.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See A3.4.3 Appendix A11 {NatEnv cl.16} for design guidelines for shelterbelts.

A3.3.7 Seacliff Significant Natural Landscape

A3.3.7.1 Description of area

This area includes the seaward facing slopes between Warrington and Puketeraki. It extends to the summits of Porteous and Hammond Hills, reaching 410m and 438m respectively. The geology of this area is a mixture of sandstone, siltstone and volcanic rocks and the topography is essentially comprised of gently rising slopes, often with hummocky forms indicative of past land movement. The land use is predominantly pastoral farming with patches of bush and farm dwellings dotted about.

This is a broadly defined coastal landscape incorporating a range of both inland and coastal landforms and features. In addition to the high natural values of the immediate coast and important estuarine habitats, the area holds significance for both Māori and European histories. Many of these historical associations are still evident in the working rural landscape of today. It is also valued as a scenic corridor which forms an alternative northern gateway to Dunedin city.

A3.3.7.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural science values:*
 - i. Natural landforms: the general visual dominance of natural landform and other natural elements over cultural or human-made landscape elements. A notable feature is the coastal erosion of Seacliff. Geological instability is highly legible in the landforms.
 - ii. Natural character: the area's rural amenity values contribute to the natural character of the wider coastal environment. Indigenous vegetation cover is low on developed farmland but substantial patches of indigenous scrub can be found in steep gullies and coastal cliffs.
 - iii. Ecological significance: a defining element is the prevalence of significant natural coastal-estuarine habitats within bays and inlets. The presence of native bush is expressive of the natural vegetation character of the area. There are a number of covenants protecting areas of indigenous vegetation. Coastal cliffs are likely to provide roosting and nesting habitat for seabirds.
- b. *Cultural/historic values:*
 - i. This larger landscape includes several wāhi tūpuna of significance to Manawhenua. See Appendices A4.13, A4.14, and A4.12.
 - ii. The Coast Road and railway are recognised as valuable scenic routes in this area. The Waikouaiti coast and hills represent a strategic transport gateway into Dunedin City from the north.
 - iii. Historical significance: The ruins of Seacliff Hospital (once New Zealand's largest building) is located in this area and has associations with both Sir Truby King (founder of the Plunket Society) and writer Janet Frame.
- c. *Aesthetic and amenity values:*
 - i. Backdrop and coastal views: this area is usually viewed either as distant coastal hill country from viewpoints south of Blueskin Bay, or as the immediate landscape context of Coast Road and the Main South Railway. Its visual prominence is therefore moderate in terms of profile from major population centres and roads. Coast Road is recognised as a scenic route for its magnificent coastal views.
 - ii. Aesthetic coherence: this is a modified rural landscape but naturalness and aesthetic coherence values are high due to the generally coherent natural landform and the presence of areas of native bush and scattered native and exotic trees. It forms an attractive rural foreground to highly memorable coastal viewpoints such as Coast Road.

A3.2.7.3 Principal threats to values

Threat	Description
Buildings and structures	Inappropriate siting, design, scale, density and finish of buildings and structures such that they become visually dominant from public viewpoints.
Roads and tracks	Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
Loss of natural coastal landscapes	a. This is generally a visually sensitive landscape. The aesthetic appearance of the land is therefore important, as is maintenance of key views and vistas from public viewing locations across it. b. Inappropriate development could significantly impact upon the perceived quality of this landscape, particularly if important views of the coast are obscured. c. Ultimately, the natural values of the coastal environment, as the key focus of this landscape, require the highest protection. It is also important that the coastal and estuarine environments can be directly experienced and enjoyed by locals and visitors.
Shelterbelts	Inappropriate siting, scale and design of shelterbelts such that they diminish the visual coherence of the natural landform character
Quarries and mining activity	a. Removal of significant landform features by quarrying and mining activity. b. Inappropriate siting and scale of quarries and other mining activity such that they become visually dominant focal points.
Forestry blocks	Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.
Loss of historic and cultural features	Retention of heritage landscape features such as traditional drystone walls and shelterbelts

A3.3.7.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the landscape values. Higher elevated areas in this landscape are the most sensitive part of this landscape in this regard. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site. General principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding landscape; and rural planting schemes need to be of a scale and character appropriate to the landscape. d. See A3.4.1 Appendix A11 {NatEnv cl.16} for design guidelines for buildings and structures.

Threat	Key design elements
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Loss of natural coastal landscapes	a. Ultimately, the natural values of the coastal environment, as the key focus of this landscape, require the highest protection. It is also important that the coastal and estuarine environments can be directly experienced and enjoyed by locals and visitors.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See <u>A3.4.3 Appendix A11</u> {NatEnv cl.16} for design guidelines for shelterbelts.
Quarries and mining activity	a. Any quarries and mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.
Forestry blocks	a. Some highly visible areas should be avoided for forestry planting; for other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. c. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. d. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the adverse environmental effects occurring at this stage of the forest growing cycle. e. Encourage the provision of appropriate edge planting. f. See <u>A3.4.2 Appendix A11</u> {NatEnv cl.16} for design guidelines for forestry blocks.
Loss of historic and cultural features	a. Retention of heritage landscape features such as traditional drystone walls and shelterbelts

A3.3.8 Silver Peaks Significant Natural Landscape

A3.3.8.1 Description of area

The Silverpeaks significant natural landscape comprises a distinctive ridgeline north of Swampy Summit following the watershed boundary between the Taieri River catchment to the west and south (including the Silverstream), and the Waikouaiti River catchment to the east. The geology is schist and the topography is a sharply peaked ridgeline (at around 750m elevation) with the valleys a deeply dissected part of the Otago peneplain.

Two major sections of plantation forest lie in the south-west and the north-east. They are located on grey brown silt loams which are of low fertility and free draining soils, making them prone to drying out on the steeper slopes. To the south and east there are large swathes of beech and podocarp forest with snow tussock on the ridgelines. To the west, the land is mainly covered in tussock grasslands or exotic forestry.

The area is remote, largely unoccupied and undeveloped (except for forestry in places) and a popular tramping destination. It has limited vehicle access. Much of the area is managed as Department of Conservation reserve.

A3.3.8.2 Values to be protected

The following features and characteristics have been identified as important to protect:

- a. *Natural Science values:*
 - i. Distinctive natural landform. A dramatic rugged peaked ridgeline landform sequence which forms the backdrop to the north-west of Dunedin city and coast. It is a significant drainage watershed, with networks of deeply incised streams and gullies.
 - ii. Pulpit Rock. A distinctive elevated feature on the Silver Peaks track which allows extensive views of the coast and inland ranges.
 - iii. Natural Character. The area is a large swathe of rugged hill country predominantly under indigenous vegetation cover and as such has significant natural character and scenic values.
 - iv. Ecological significance. Values include snow tussock grasslands, broadleaf forest, kanuka forest, Cassinia/Inaka shrubland, habitat for native falcon, fernbirds, other birds and a large number of invertebrates. Silver Stream Valley has the only population of South Island Robin in East Otago.
 - v. Remnant vegetation sequences. This includes beech and podocarp forest, kanuka scrub and snow tussockland within the Silverpeaks Reserve, Silver Stream Reserve and the Chalkies / Silver Beech Forest. Significant in that the trees here are at the eastern extremity of their range and are important markers in Otago's vegetation history.
- b. *Cultural/ historic values:*
 - i. The area is identified as a wāhi tūpuna and has values of significance to Manawhenua. See Appendix A4.50.
 - ii. Historic walking route between Dunedin and Waitati for travelling Māori, evidenced by rock caves.
 - iii. Historic water supply: the Silver Stream valley has significance for the historic Dunedin water supply water race, completed in 1881 and abandoned in the 1960's.
- c. *Aesthetic and amenity values:*
 - i. Significance as a landmark. The distinctive ridgeline north of Swampy Summit is generally seen as a distant backdrop from population centres and major roads and its visual prominence is generally low. As a distant skyline however it does have some landmark significance. It also has qualities of remoteness and isolation.
 - ii. Recreational Qualities. Remoteness, lack of motorised access, a rugged and attractive landscape and

ready access to Dunedin have made the area highly favoured for recreational activities, especially tramping and hunting. The area has a long tradition of being walked, and formed an early access route for Māori travelling between Dunedin and Waitati.

A3.3.8.3 Principal threats to values

Threat	Description
Forestry blocks	Inappropriate siting, scale and layout of forestry blocks such that the character of the underlying landform or other natural features is diminished.
Reduction of areas of indigenous vegetation	Removal or diminution of significant areas of indigenous vegetation.
Erosion related to exotic forestry activity	The two plantations areas here are placed directly alongside tributaries of major waterways (the Taieri River in the south and Waikouaiti in the north). Given their underlying soils the potential for erosion on these steep slopes needs to be considered when harvesting occurs. Increased erosion on the newly exposed slopes has a very real adverse effect on waterways. Increased sedimentation pollutes the water, affecting its quality and impacting the numerous species inhabiting it.
Buildings and structures	Inappropriate siting, design, scale, density and finish of structures such that they become visually dominant from public viewpoints.
Roads and Tracks	Inappropriate siting, scale and design of roads and tracks such that they cut across the landform rather than follow it and become visually dominant features.
Quarries and mining activity	Removal of significant landform features by quarrying and mining activity. Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points.

A3.3.8.4 Key design elements to be required or encouraged

Threat	Key design elements
Forestry blocks	- Some highly visible areas should be avoided for forestry planting. For other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. - Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. - Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. - Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the adverse environmental effects occurring at this stage of the forest growing cycle. - See A3.4.2 Appendix A11 {NatEnv cl.16} for design guidelines for forestry blocks.
Reduction of areas of indigenous vegetation	Removal or reduction of areas of indigenous vegetation should be avoided.

Threat	Key design elements
Erosion related to exotic forestry activity	a. There is the possibility of establishing buffer zones to reduce the adverse impacts of exotic forestry felling on waterways. Such a buffer zone should be established by allowing native regeneration to take place along riversides and gullies containing significant tributaries, which will slow the rate of sediments entering the waterways.
Building and structures	a. Buildings and structures should be designed with the intention of preserving or enhancing these existing values. b. Buildings and structures should be located as far as reasonably practical away from prominent public viewing points. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding landscape; and rural planting schemes need to be of a scale and character appropriate to the landscape. d. See A3.4.1 Appendix A11 {NatEnv cl.16} for design guidelines for buildings and structures.
Roads and Tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas; they should wherever possible follow contours rather than cut across them; and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Quarries and mining activity	a. ~~Removal of significant landform features by quarrying and mining activity. Inappropriate siting and scale of quarries and other excavations such that they become visually dominant focal points. Any quarries and mining activity should be designed with an awareness of the visual quality of the setting. {NatEnv 360.6}~~ b. ~~Wherever possible activities should be sited away from prominent viewing points {NatEnv 360.6}~~ c. ~~Visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks. {NatEnv 360.6}~~

A4.1 Matainaka

A4.1.1 Description of area

The south face of Cornish Head, including the Waikouaiti golf course. This was the site of an ancient fortified Waitaha settlement and urupā.

The site has linkages to Matainaka lagoon.

A4.1.2 Values to be protected

1. Urupā
2. Kāika
3. Archaeological remains

A4.1.3 Principal threats to values

1. Earthworks

A4.2 Matainaka/Hawksbury Lagoon

A4.2.1 Description of area

A mahika kai associated with the settlement at Matainaka. The lagoon was originally considerably larger. It is now degraded when compared to its historical size and can be eutrophic at times. However, it is still an available and accessible mahika kai and remains a wāhi taoka because of its traditional importance.

This site has linkages to Matainaka, the south face of Cornish Head.

A4.2.2 Values to be protected

1. Mahika kai
2. Taumanu
3. Wāhi taoka

A4.2.3 Principal threats to values

1. Activities affecting water quality, including earthworks within or adjacent to site
2. Activities that affect access to the lagoon, including buildings, ~~and structures and public amenities~~ **{MW 1071.3}** close to the waterbody
3. Natural hazard mitigation activities

A4.3 Fishing Reserve in Matainaka

A4.3.1 Description of area

There is a fishing reserve adjacent to the lagoon which provides a legal access to the lagoon. Set aside as a Fenton reserve in 1868 by the Māori Land Court, this is a modern representation of the previous traditional use of the whole lagoon as a mahika kai.

A4.3.2 Values to be protected

1. Mahika kai
2. Taumanu

A4.3.3 Principal threats to values

1. Loss of legal road access.

A4.4 Te Tauraka Poti (Merton Tidal Arm)

A4.4.1 Description of area

This site was an important mahika kai, providing food for those living in kāika and pā within the Waikouaiti (now Karitane) and Puketeraki areas. There is an ancient association between these sites. The river is still valued as a mahika kai today. The area has Statutory Acknowledgement status under the Ngāi Tahu Claims Settlement Act 1998 **{MW cl.16}**.

The site has linkages to the Huriawa Peninsula.

A4.4.2 Values to be protected

1. Mahika kai
2. Wāhi taoka
3. Tauraka waka

A4.4.3 {MW cl.16} Principal threats to values

1. Activities affecting water quality, including earthworks within or adjacent to site
2. Activities that affect access to the waterbody, including buildings and structures and public amenities **{MW 1071.3}** close to it
3. Natural erosion
4. Upper catchment land development
5. Natural hazard mitigation activities

A3.4 Design Guidelines {Confirmed to be replaced by A11- NatEnv cl.16¹}

¹ **NatEnv cl.16:** The contents of Appendix A3.4 has been transferred to new Appendix A11, because the design guidelines are relevant to the management of effects of development on both landscape values and natural character values.

A3.4.1 Building and structures {NatEnv cl.16}

Guidelines can only be of a general nature. Because every site is different, it is not possible to offer specific advice. It is important that each individual site is assessed to determine an appropriate design solution based on site character and the specific development requirements. However, the following principles apply: **{NatEnv cl.16}**

- a. Where possible, site a new building or structure in association with a stronger natural feature e.g. a group of trees. Ensure that it has a backdrop of land or vegetation rather than sky as seen from main viewpoints. Seek to avoid prominent ridgelines, spurs and hilltops. **{NatEnv cl.16}**
- b. In siting, take care to minimise the need for any earthworks and align the buildings with the direction of the landform. Blend any cut and fill required with the surrounding natural contours. **{NatEnv cl.16}**
- c. Site at a distance from adjacent roads wherever possible to retain the spaciousness of the rural landscape. Take care not to block or detract from any significant views. **{NatEnv cl.16}**
- d. Where other buildings already exist, site the new buildings or structures to visually relate to the group rather than be seen as an isolated element. **{NatEnv cl.16}**

- e. Aim to relate the building or structure to the land by keeping it as low as possible. The proportions should be wider than higher. Relate floor levels to the ground level and avoid high foundations. **{NatEnv cl.16}**
- f. Traditional, simple, non-fussy designs are likely to integrate most readily into the rural setting. Where practicable, relate roof shapes to the lie of the land and break up large wall and roof planes. Provide for eaves and the shadow line they create which helps to tie the building or structure visually with the land. **{NatEnv cl.16}**
- g. Use materials which occur naturally in the area e.g. local stone or timber, or materials that have traditionally been used in rural buildings e.g. appropriately coloured corrugated iron. Materials with a rough, coarse texture will help to minimise reflectivity of light. Do not use a great variety of different materials. Keep the effect simple. **{NatEnv cl.16}**
- h. Minimise the visual impact of buildings by using colours which blend with, or provide subtle contrast with, the background landscape. Avoid sharp colour contrasts. Generally, roofs should be darker than walls to help visually relate the buildings and structures to the land. **{NatEnv cl.16}**

A3.4.2 Forestry blocks {NatEnv cl.16}

The following general principles should be followed for any areas where forestry is determined not to be inappropriate, as noted above: **{NatEnv cl.16}**

- a. Wherever possible, the edges between forestry and adjacent land uses should be located to reflect the natural landform rather than human-imposed boundaries, e.g. a fence line. Planting which recognises variations in topography will reinforce natural landscape character and is more likely to maximise productivity through being responsive to variations in soil and microclimate. It is usually desirable to avoid planting on prominent skylines as this will minimise the negative impacts on the landscape during the harvesting phase. Highly visible forest edges adjacent to roads require extra care. Provide generous edges and plant a long term species to provide screening during the harvesting phase. Irregular natural looking edges responsive to any landform features will help to integrate the forest more than straight lines. Avoid planting where the plantation will block or detract from significant views or shade roads and contribute to problems with ice in winter. **{NatEnv cl.16}**
- b. Where areas of native bush and shrubland remain, these should be retained as far as possible. **{NatEnv cl.16}**
- c. When planting adjacent to watercourse or streams (riparian areas) leave an unplanted margin and allow native vegetation to establish. This helps to protect water quality during harvesting, provides a richer habitat for wildlife, and helps to emphasise the stream or gully as a natural feature. The boundary between the gully and the riparian species should be located to reflect the landform. **{NatEnv cl.16}**
- d. Use contour planting rather than rows running up and down the slope for a more natural appearance. If possible, use a mixture of species rather than just one, to reflect changes in landform, soil or microclimate and to create a more diverse landscape, and richer wildlife habitat. This may also help to reduce the severity of landscape change during harvesting. **{NatEnv cl.16}**
- e. Keep access tracks off conspicuous faces, or as low in the landscape as possible. Avoid firebreaks which do not follow the landform. Live firebreaks of native species in damp gullies are much preferable to artificial-looking cleared swathes. **{NatEnv cl.16}**
- f. Avoid using species which are likely to create wilding tree spread problems e.g. Lodgepole Pine (*Pinus contorta*), Scotts Pine (*Pinus sylvestris*), Austrian Pine (*Pinus nigra*), Douglas Fir (*Pseudotsuga menziesii*) and Larch (*Larix decidua*). **{NatEnv cl.16}**

A3.4.3 Shelterbelts {NatEnv cl.16}

If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape: **{NatEnv cl.16}**

Where shelterbelts are determined to be appropriate, the following general principles should be followed: **{NatEnv cl.16}**

- a. Reinforce the natural character of the landscape by siting shelter plantings to relate to natural features such as a change in slope or a water course. Avoid shelter plantings which cut across the natural features and patterns of the landscape, and which will block significant views: **{NatEnv cl.16}**
- b. Traditional lineal shelter belts may not always be the best solution. Group plantings can provide effective shelter and can lessen risks associated with increasing wind turbulence on the downwind side and cold air ponding. Where rows are desirable, their integration with the landscape can be enhanced by linking them with other planting where possible, and by minimising regularity by widening out in places: **{NatEnv cl.16}**
- c. Where appropriate, link shelter planting with existing areas of trees. Small disjointed lines of planting should be avoided in favour of unified entities: **{NatEnv cl.16}**
- d. The dark colours and strong forms of exotic coniferous species such as Pine and Macrocarpa make them very visually dominant. The use of other species with rounded forms and softer colours will make shelter plantings easier to integrate with the landscape: **{NatEnv cl.16}**
- e. The use of local native trees helps to promote distinctive local landscape character and has advantages for indigenous wildlife habitat. Avoid adding ornamental trees or shrubs to enhance amenity as these typically look fussy and inappropriate in the scale of the rural landscape: **{NatEnv cl.16}**
- f. Use species which will reach an appropriate height at maturity so that they will not have to be trimmed or hedged. The use of a range of species can help to reduce the visual impact of shelter plantings. Species should be mixed naturally and informally. Avoid use of variegated or golden varieties as these attract too much attention and give an unnatural appearance: **{NatEnv cl.16}**
- g. Avoid using species which are likely to create wilding tree spread problems e.g Lodgepole Pine (*Pinus contorta*), Scotts Pine (*Pinus sylvestris*), Austrian Pine (*Pinus nigra*), Douglas Fir (*Pseudotsuga menziesii*) and Larch (*Larix decidua*): **{NatEnv cl.16}**

A4.5 Ohinepouwera

A4.5.1 Description of area

Toaka's warriors camped on the Ohinepouwera sandspit for six months while they laid siege to Te Wera on the Huriawa Peninsula.

This site has linkages to Te Tauraka Poti, Mapoutahi, Pukekura and the Huriawa Peninsula.

A4.5.2 Values to be protected

1. Wāhi tapu
2. Kāika
3. Wāhi taoka
4. Wāhi pakanga
5. Archaeological remains

A4.5.3 Principal threats to values

1. Earthworks
2. Forestry, including wilding pine spread from nearby forests
3. Erosion
4. Natural hazard mitigation activities

A4.6 Huriawa Peninsula

A4.6.1 Description of area

There are a series of pā sites on the peninsula, the most well-known of which is the pā of Te Wera, a Kāi Tahu chief. The pā was besieged by Taoka, Te Wera's cousin, for six months. Taoka's warriors camped on the sandspit across the mouth of the Waikouaiti River. The peninsula has a spring - Te Puna Wai a Te Wera, which sustained the occupants during the siege. Pā Katata Rock, the highest point on the peninsula, is the site of a Kāti Mamoe pā. There are numerous archaeological sites and evidence of occupation.

There is a high quality deposit of maukoroa (ochre) on Huriawa, which when mixed with other ingredients is known as kokowai, a paint. It had a wide reputation as to its quality and was a valuable trade item. It was sought after as far away as Taranaki.

In the late 1830s and 1840s there was a whaling station on the peninsula. Karitāne, a name historically associated with the pā, became more used in this locality when the name Waikouaiti became associated with the town now bearing that name. Karitāne was a thriving settlement at the time of European settlement. There is Māori reserve land at and close to Karitāne. The modern settlement of Karitāne overlays other cultural values, being in part (near the beach) built on top of a battle ground.

Part of the Huriawa peninsula was vested fee simple in Te Rūnanga o Ngāi Tahu under the Ngāi Tahu Claims Settlement Act 1998; Te Rūnanga o Ngāi Tahu and Kāti Huirapa Rūnaka ki Puketeraki are working with the Department of Conservation to prepare a management plan for this area. {MW 790.5}

This site has linkages to Te Tauraka Poti, Mapoutahi, Pukekura and Ohinepouwera.

A4.6.2 Values to be protected

1. Pā Tawhito

2. Kāika
3. Wāhi taoka
4. Archaeological features and remains
5. Wāhi tapu
6. Wāhi pakaka
7. Urupā

A4.6.3 Principal threats to values

1. Earthworks
2. Buildings, and structures, network utilities utility **{NU cl.16}** structures, mining, forestry, new roads or additions and alterations to existing roads.
3. Further residential or commercial development
4. Subdivision
5. Public amenities **{MW 1071.3}**

A4.7 Waikouaiti Māori Foreshore Reserve / Hau Te Kapakapa

A4.7.1 Description of area

This was an ancient gathering area for Kāi Tahu. An urupā was established at the time of European contact.

The area is administered by Trustees on behalf of the owners. Part of this area was recently re-gazetted in the Trust arising from an ancillary claim under the Ngāi Tahu Claims Settlement Act 1998 **{MW cl.16}**. It is the site of a European contact period kāika, tauraka waka and the site of the first Christian service in Otago by the Reverend James Watkin, a Wesleyan missionary who established a mission on the same site .

A4.7.2 Values to be protected

1. Kāika
2. Tauraka waka
3. Wāhi tapu
4. Urupā
5. Wāhi taoka
6. Archaeological remains

A4.7.3 Principal threats to values

1. Earthworks
2. Storm induced erosion

A4.8 Views of Huriawa Peninsula from Karitāne township

A4.8.1 Description of area

The skyline of Huriawa and of Te Pā a Te Wera is significant, particularly when viewed from the township in the vicinity of Barra Street and Coast Road.

A4.4-48.2 {MW cl.16} Values to be protected

1. Wāhi taoka
2. Wāhi tapu
3. Wāhi tohu

A4.4-48.3 {MW cl.16} Principal threats to values

1. Activities that affect views of the peninsula, including buildings, and structures, public amenities, **{MW 1071.3}** forestry and network utility structures.

A4.9 Puketeraki Marae Reserve

A4.9.1 Description of area

The marae complex, including the reserve, church, wharenui and urupā.

A4.9.2 Values to be protected

1. Wāhi tapu
2. Wāhi taoka
3. Urupā

A4.9.3 Principal threats to values

None identified

A4.10 View of Hikaroroa (Mt Watkin) from Puketeraki Marae

A4.10.1 Description of area

The view of Hikaroroa from the marae is significant. Hikaroroa is the dominant landscape feature and is referred to in mihi. Activities that alter this landscape would be of concern. Hikaroroa was one of the paramount tīpuna ariki from the waka Arai te Uru.

A4.10.2 Values to be protected

1. Mauka
2. Wāhi tohu

A4.10.3 Principal threats to values

1. Activities between Puketeraki marae and Hikaroroa that affect views of Hikaroroa, including buildings, and structures, public amenities, **{MW 1071.3}** network utilities, forestry and tree planting shelterbelts and small woodlots **{RU c.16}**.
2. Activities on the upper slopes of Hikaroroa including buildings, and structures, public amenities, **{MW 1071.3}** network utilities, forestry, earthworks, new roads or additions and alterations to existing roads.

A4.11 Ka Whatu a Haere

A4.11.1 Description of area

These coastal rock stacks provide an important reminder of the linkage to the metaphysical world through the link to Haere (atua of rainbow fragments). Sea spray from the rocks often looks like rainbow fragments. There was a pā, Te pā Hawea, on top of the cliff above the rock stacks. There are said to be urupā in this vicinity.

A4.11.2 Values to be protected

1. Pā tawhito
2. Wāhi tapu
3. Wāhi taoka
4. Archaeological remains

A4.11.3 Principal threats to values

1. Earthworks

A4.12 Te Awa Koeo (Brinns Point) and Te Awa Kai Pawa (Green Point)

A4.12.1 Description of area

An ancient fortified settlement site, kāika and urupā.

A4.12.2 Values to be protected

1. Pā tawhito
2. Kāika
3. Urupā

4. Archaeological remains

A4.12.3 Principal threats to values

1. Earthworks
2. Natural erosion
3. Subdivision

A4.13 Northern Slope of Ohineahi (Māori Peak)/Pukemaeroero

A4.13.1 Description of area

The north facing slope between Ohineahi and the coast was cloaked in coastal bush traditionally interspersed with Māori bush gardens. These have been lost and this landscape is degraded. Ongoing grazing prevents the regeneration of bush. The slopes provide a cultural backdrop to Karitāne. The name Pukemaeroero tells that this was the abode of giants. Ohineahi is a prominent southward looking geographical feature with ancient associations to Ira Atua or the spiritual world.

A4.13.2 Values to be protected

1. Wāhi tapu
2. Wāhi taoka

A4.13.3 Principal threats to values

1. Activities affecting the peak and skyline, including buildings, and structures, public amenities, **{MW 1071.3}** network utilities, mining, forestry, vehicle tracks and driveways, new roads or additions and alterations to existing roads.
2. Subdivision

A4.14 Pūrākaunui to Hikaroroa to Huriawa

A4.14.1 Description of area

The broader landscape encompassing all the above features between the Waikouaiti River, Hikaroroa and Whareakeake. Many of these sites date from a similar period and were a significant area of Māori settlement and activity up to the period of European settlement.

A4.14.2 Values to be protected

1. Pā Tawhito
2. Kāika
3. Urupā
4. Wāhi tohu
5. Mauka
6. Mahika kai
7. Wāhi taoka
8. Archaeological remains

A4.14.3 Principal threats to values

1. Activities that affect the visual integrity of the peaks and ridgelines, including buildings, and structures, public amenities, **{MW 1071.3}**, network utilities, mining, forestry, earthworks, new roads or additions and

alterations to existing roads.

2. Earthworks

A4.15 Okahau (Warrington)

A4.15.1 Description of area

The site of an ancient Waitaha settlement and later Māori occupation. Archaeological remains are still present. This site has linkages with Blueskin Bay.

A4.15.2 values to be protected

1. Kāika
2. Kai moana
3. Indigenous vegetation
4. Wāhi taoka
5. Mahika kai
6. Archaeological remains

A4.15.3 Principal threats to values

1. Earthworks
2. Subdivision
3. Natural hazard mitigation activities

A4.16 Blueskin Bay

A4.16.1 Description of area

Settlements were interspersed around Blueskin Bay. Mahika kai sites were heavily utilised and some are still important to this day. The railway line follows part of the old Māori coastal trail. Rock outcrops were utilised as quarry sites. The site has linkages with Okahau.

A4.16.2 values to be protected

1. Kāika
2. Mahika kai
3. Wāhi mahi kohātu
4. Ara tawhito
5. Archaeological remains

A4.16.3 Principal threats to values

1. Earthworks
2. Activities affecting water quality, including sediment discharge
3. Natural erosion
4. Activities that affect access to the waterbody, including buildings, and structures and public amenities {*MW 1071.3*} close to it
5. Natural hazard mitigation activities

A4.17 Mapoutahi and Mateawheawhe (Beach at Pūrākaunui Bay)

A4.17.1 Description of area

Mapoutahi is an ancient pā site and sacred area. It was the site of a massacre where the chief Taoka gained entry to the pā at night. Most of the occupants were killed in the pā or on the beach at Mateawheawhe. The battle site is now covered in forest. This area is managed by the Pūrākaunui Incorporation.

Mapoutahi peninsula was vested fee simple in Te Rūnanga o Ngāi Tahu under the Ngāi Tahu Claims Settlement Act 1998; Te Rūnanga o Ngāi Tahu and Kāti Huirapa Rūnaka ki Puketeraki are working with the Department of Conservation to prepare a management plan for this area. {MW 790.6}

A4.17.2 Values to be protected

1. Wāhi tapu
2. Pā tawhito
3. Urupā
4. Wāhi pakaka
5. Mahika kai
6. Archaeological features and remains

A4.17.3 Principal threats to values

1. Earthworks
2. Storm induced erosion

A4.18 Pūrākaunui

A4.18.1 Description of area

Within this area is the site of a Kāika and whaling station during the period of contact with Europeans (1840-1850s), and includes urupā. Some of the land from the original Māori Reserve is still Māori owned.

Pūrākaunui Inlet is a mahika kai, particularly for tuaki, pipi, tuna and inaka.

A4.18.2 Values to be protected

1. Kāika
2. Urupā
3. Mahika kai
4. Archaeological remains

A4.18.3 Principal threats to values

1. Earthworks
2. Activities affecting water quality
3. Activities affecting walking access to Pūrākaunui Bay, including buildings, and structures and public amenities {MW 1071.3} close to the waterbody
4. Subdivision
5. Natural hazard mitigation activities

A4.19 Wharauwerawera (Long Beach)

A4.19.1 Description of area

There was a settlement in the swampy area behind the beach. A Māori reserve was set aside for the benefit of local Kāi Tahu but was subsequently sold. There still exists a valuable wai repo and mahika kai.

A4.19.2 Values to be protected

1. Kāika
2. Mahika kai
3. Wai repo
4. Archaeological remains

A4.19.23 {MW cl.16} Principal threats to values

1. Earthworks
2. Activities affecting access to the wetland, including buildings, and structures and public amenities {MW 1071.3} close to it
3. Drainage or modification of the wetland area
4. Subdivision

A4.20 Whareakeake

A4.20.1 Description of area

An ancient settlement and pā were sited in the bush behind the beach. This was the site of an infamous fight between the brig Sophia and local Māori, in which a number of both Māori and Europeans were killed.

It was a pounamu manufacturing site for trade with European settlers. A large number of worked pounamu items have been found.

This site has linkages to Kāritane, Ōtākou and Pūrākaunui.

A4.20.2 Values to be protected

1. Pā tawhito
2. Kāika
3. Urupā
4. Archaeological remains

A4.20.3 Principal threats to values

1. Earthworks
2. Subdivision

A4.21 Hill faces near/at Aramoana

A4.21.1 Description of area

The site of a settlement against the hill, close to the site of present-day Aramoana. There were many burial sites in the area.

A4.21.2 Values to be protected

1. Ara tawhito
2. Kāika
3. Urupā
4. Wāhi taoka
5. Archaeological remains

A4.21.3 Principal threats to values

1. Earthworks
2. Mining

A4.22 Saltmarsh and spit at Aramoana

A4.22.1 Description of area

A mahika kai and kohanga. There was a settlement on the spit, which was once on an island at high tide.

A4.22.2 Values to be protected

1. Mahika kai
2. Kāika
3. Wāhi taoka
4. Archaeological remains

A4.22.23 {MW cl.16} Principal threats to values

1. Earthworks
2. Activities that affect the saltmarsh and associated kai moana
3. Activities that affect access to the saltmarsh and coastal area, including buildings, and structures and public amenities {MW 1071.3} close to it them {MW cl.16}
4. Large structures affecting views from Ōtākou
5. Natural hazard mitigation activities

A4.23 Ōtākou Harbour

A4.23.1 Description of area

The harbour itself is significant as a mahika kai (particularly for tuaki), a means of transport and for the relationship between those living there and the water. The ability to provide highly valued food such as tuaki to visitors was, and remains, important for the mana for local Māori. The harbour is still a mahika kai resource today.

A4.23.2 Values to be protected

1. Mahika kai
2. Kāika
3. Wāhi taoka
4. Ara tawhito
5. Tauraka waka

A4.23.3 Principal threats to values

1. Reclamation, including by road widening or work on the rock walls
2. Activities affecting water quality
3. Sea-bed disturbance, including dredging
4. Sedimentation - impact on the sea bed fauna and flora
5. Changes to the harbour hydrology
6. Activities that affect access to the coastal marine area

A4.24 Otaheiti (Acheron Point)

A4.24.1 Description of area

Home of Tairaroa before he moved to Ōtākou. There is an urupā within this area.

A4.24.2 Values to be protected

1. Kāika
2. Urupā
3. Archaeological remains
4. Pā tawhito

A4.24.3 Principal threats to values

1. Earthworks

A4.25 Rakiriri (Goat Island)

A4.25.1 Description of area

A very significant site. According to tradition, the abode of Takaroa, the guardian of the sea. An important landmark.

A4.25.2 Values to be protected

1. Wāhi tapu

A4.25.3 Principal threats to values

1. Buildings and structures
2. Network utilities
3. Earthworks
4. Commercial development
5. Wilding tree spread
6. Public amenities {**MW 1071.3**}

A4.26 Kamau Taurua (Quarantine Island)

A4.26.1 Description of area

The site of a settlement.

A4.26.2 Values to be protected

1. Kāika
2. Mahika kai

3. Tauraka waka
4. Archaeological remains

A4.26.3 Principal threats to values

1. Earthworks

A4.27 Koputai (Port Chalmers)

A4.27.1 Description of area

The cliffs and caves together with certain rocks above Koputai were of cultural importance. A tauraka waka or canoe landing site was set aside for Kāi Tahu as a reserve.

A4.27.2 Values to be protected

1. Wāhi taoka
2. Wāhi kohātu
3. Tauraka waka
4. Archaeological remains

A4.27.3 Principal threats to values

1. Earthworks

A4.28 Peaks from Mihiwaka and Mt Kettle to Mt Cargill

A4.28.1 Description of area

These peaks are a dominant landscape feature and a cultural identity marker. The slopes were also a mahika kai for birds. The slopes of Mt Cargill are known as Kapukataumahaka, a place where weka were snared.

A4.28.2 Values to be protected

1. Wāhi tohu

A4.28.3 Principal threats to values

1. Activities that affect the peaks, upper slopes and ridgeline, including buildings, and structures, public amenities, {MW 1071.3}, network utilities, mining, earthworks, new roads or additions and alterations to existing roads.
2. Removal of native bush
3. Wilding tree spread

A4.29 Pukekura (Taiaroa Head)

A4.29.1 Description of area

A pā site and kāika. Various Ngāi Tahu chiefs, including cousins Moki and Taoka, occupied Pukekura. There was a Ngāti Mamoe pā, Rangipipikao, nearby. The two tribes lived at times together peacefully, and at other times skirmishing with each other. This was an important pā in the context of the history of the southern part of the South Island. The site includes a water burial site.

There are linkages to Huriawa, Mapoutahi and Te Raka-hine-atea (Moeraki Peninsula).

A4.29.2 Values to be protected

1. Pā tawhito
2. Kāika
3. Wāhi taoka
4. Urupā
5. Archaeological remains

A4.29.3 Principal threats to values

1. Earthworks
2. Ongoing modification of the land surface
3. Buildings, structures, network utilities, new roads or additions and alterations to existing roads, mining
4. Subdivision
5. Public amenities {MW 1071.3}

A4.30 Wellers Rock

A4.30.1 Description of area

A traditional landing site.

A4.30.2 Values to be protected

1. Tauraka waka
2. Archaeological remains

A4.30.3 Principal threats to values

1. Earthworks
2. Road widening
3. Wharves
4. Further commercial development
5. Storm induced erosion
6. Natural hazard mitigation activities

A4.31 Ōtākou Marae Reserve

A4.31.1 Description of area

The marae reserve, wharenuī, church and urupā

A4.31.2 Values to be protected

1. Wharenuī Tamatea
2. Whare karakia
3. Urupā
4. Ceremonial centre of hapū

A4.31.3 Principal threats to values

None identified

A4.32 Views from Ōtākou Marae around Upper Harbour

A4.32.1 Description of area

The peaks visible from the marae are significant landmarks that imbue ceremonial occasions and mihi. They are a reminder of the close link of people to the environment and are a cultural identity marker.

A4.32.2 Values to be protected

1. Wāhi taoka
2. Mauka

A4.32.3 Principal threats to values

1. Activities that affect views from the marae down to the foreshore, including buildings, and structures, public amenities, **{MW 1071.3}** network utilities, forestry and tree planting shelterbelts and small woodlots **{RU cl.16}**.
2. Activities that affect views of peaks and ridgelines across the harbour (including Keyhole rock), including buildings, and structures, public amenities, **{MW 1071.3}**, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.
3. Activities affecting views of Taiehu (hill immediately east of marae), including buildings, and **{MW cl.16}** structures, public amenities, **{MW 1071.3}** network utilities, mining, earthworks and forestry.

A4.33 Okia Flats

A4.33.1 Description of area

A very old, large settlement site, dating from the earliest arrivals of the Waitaha. The area contains numerous burials, middens (including moa remains), stone tool and manufacturing materials, waka finds and associated tauraka waka, and traditions associated with this part of Otago Peninsula. People would have made significant use of the inlet, the ocean fishery and the kaimoana found in the bays, ocean beaches, and along the rocky shore. The name of the site is not known. The point is named Tarahipa.

A4.33.2 Values to be protected

1. Kāika
2. Urupā
3. Mahika kai
4. Wāhi taoka
5. Tauraka waka
6. Archaeological remains

A4.33.3 Principal threats to values

1. Earthworks
2. Wilding tree spread
3. Natural hazard mitigation activities

A4.34 Ōtākou Native Reserve

A4.34.1 Description of area

This land was reserved from the sale of the Ōtākou block in 1844 as it was the most significant land to local Māori at

the time.

A4.34.2 Values to be protected

1. Pā tawhito
2. Tūāhu
3. Wāhi pakaka
4. Urupā
5. Kāika
6. Wāhi taoka
7. Ingoa tawhito
8. Mana
9. Archaeological remains

A4.34.3 Principal threats to values

1. Earthworks
2. Activities on upper slopes that affect the peaks and ridgelines, including buildings, and structures, public amenities, {MW 1071.3}, network utilities, mining and forestry.

A4.35 Tuhiraki and Takakitaka o Te Piro o Kapo

A4.35.1 Description of area

These islands in Papanui Inlet are of cultural significance due to their association with key events in Kāi Tahu history.

A4.35.2 Values to be protected

1. Wāhi tapu

A4.35.3 Principal threats to values

1. Earthworks

A4.36 Poatiri (Mt Charles)

A4.36.1 Description of area

A cultural marker for Otago. Its name can be interpreted as 'the fish hook' due to its appearance from the sea, or its proximity to the important fishing grounds off Papanui Beach. This site has a linkage with Papanui Beach.

A4.36.2 Values to be protected

1. Mauka
2. Kāika

A4.36.3 Principal threats to values

1. Activities that affect the peak and upper slopes, including buildings, and structures, public amenities, {MW 1071.3}, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.

A4.37 Papanui Beach

A4.37.1 Description of area

The site of an important Kāti Mamoe settlement.

This site has a linkage with Poatiri and the eastern side of the Otago Peninsula.

A4.37.2 Values to be protected

1. Kāika
2. Tauraka waka
3. Archaeological remains

A4.37.3 Principal threats to values

1. Earthworks
2. Storm induced erosion
3. Natural hazard mitigation activities

A4.38 Te Pahi

A4.38.1 Description of area

The site of a settlement located at the end of Allans Beach Road, close to the beach.

A4.38.2 Values to be protected

1. Kāika
2. Archaeological remains

A4.38.3 Principal threats to values

1. Earthworks

A4.39 Pukemata (Harbour Cone)

A4.39.1 Description of area

There are many stories related to this peak and surrounding area, including that Tarewai, a Kāi Tahu chief, hid here while he recovered from wounds inflicted when he was captured by Kāti Mamoe warriors. The slopes are known as Hereweka, a site where weka could be caught.

A4.39.2 Values to be protected

1. Mauka
2. Wāhi taoka
3. Archaeological remains

A4.39.3 Principal threats to values

1. Activities that affect the peak and upper slopes, including buildings, and structures, public amenities, {*MW 1071.3*}, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.
2. Earthworks

A4.40 Pikiwhara (Sandymount) and Sandfly Bay

A4.40.1 Description of area

This area is the site of a kāika and urupā, including the burial site of the chief Taikawa.

A4.40.2 Values to be protected

1. Kāika
2. Urupā
3. Mahika kai
4. Archaeological remains

A4.40.3 Principal threats to values

1. Activities that affect the upper slopes and ridgelines, including buildings, and structures, public amenities, **{MW 1071.3}**, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads
2. Earthworks
3. Natural hazard mitigation activities

A4.41 Upper Slopes and Peaks of Otago Peninsula

A4.41.1 Description of area

The Otago Peninsula is highly valued as it is the ancestral home of members of Te Rūnanga o Ōtākou. The peaks and ridgelines are a link to tribal identity and provide a sense of belonging.

A4.41.2 Values to be protected

1. Wāhi taoka

A4.41.3 Principal threats to values

1. Activities that affect the visual integrity of the upper slopes and ridgeline, including buildings, and structures, public amenities, **{MW 1071.3}**, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.

A4.42 Ocean Grove

A4.42.1 Description of area

Site of a Māori settlement. A nohoaka in former times.

A4.42.2 Values to be protected

1. Kāika
2. Mahika kai
3. Ara tawhito
4. Archaeological remains

A4.42.3 Principal threats to values

1. Earthworks
2. Mining **{MW cl.16}**

A4.43 Caves at Andersons Bay Inlet and Rongo memorial

A4.43.1 Description of area

These caves are very significant to Taranaki iwi as a site where Māori prisoners of 1869-1871 were occasionally held while working on the harbour wall. The site includes Rongo, the memorial to these events.

This site has linkages to many sites within Dunedin City where the prisoners worked.

A4.43.2 Values to be protected

1. Wāhi taoka
2. Wāhi tapu

A4.43.3 Principal threats to values

1. New roads or additions and alterations to existing roads
2. Cliff erosion

A4.44 Puketahi (Sunshine Hill)

A4.44.1 Description of area

An iconic hill, the start of a trail south along coastal beaches from the harbour.

A4.44.2 Values to be protected

1. Wāhi tohu
2. Archaeological remains

A4.44.3 Principal threats to values

1. Earthworks

A4.45 Rakiatea

A4.45.1 Description of area

Part of the trail along the coast. Going north, the trail ran along the south coast of the peninsula to Ōtākou. Alternatively, the narrow neck of land to the harbour could be crossed in the Bayfield area and travel continued from there by boat. The exact location of this part of the trail is not known - the mapped area shown from Bayfield to Tahuna is indicative. Numerous artefacts and taoka have been found in the dunes. An important moa hunting site is located along the St Clair esplanade.

A4.45.2 Values to be protected

1. Ara tawhito
2. Nohoaka
3. Tauraka waka
4. Archaeological remains

A4.45.3 Principal threats to values

1. Earthworks
2. Storm induced erosion
3. Natural hazard mitigation activities

A4.46 Te Uraka a Te Raki

A4.46.1 Description of area

The burial site of Te Rakihia, a Kāti Mamoe chief. The site allowed him to look both up and down the coast.

A4.46.2 Values to be protected

1. Urupā
2. Wāhi taoka
3. Archaeological remains

A4.46.3 Principal threats to values

1. Earthworks

A4.47 Te Iri-o-Te-Wharawhara-Te-Raki

A4.47.1 Description of area

A site at the foot of Frederick Street where Te Wharawhara was placed after he died so that he could be seen by his people who came to mourn him. He was also buried there.

A4.47.2 Values to be protected

1. Urupā
2. Wāhi taoka
3. Archaeological remains

A4.47.3 Principal threats to values

1. Earthworks

A4.48 Toitū Stream

A4.48.1 Description of area

The main landing place for waka from the outer harbour to trade with early European settlers in Ōtepoti (Dunedin), at the mouth of the Toitū. It was also the start of a trail south to Owhiro on the Taieri Plain. The site has been reclaimed and developed and is located close to, or on, Water Street. There remains a spiritual connection and association with this site.

A4.48.2 Values to be protected

1. Tauraka waka
2. Nohoaka
3. Ara tawhito
4. Archaeological remains

A4.48.3 Principal threats to values

1. Earthworks

A4.49 Whanaupaki (Flagstaff) and Whawharaupo (Swampy Summit)

A4.49.1 Description of area

These are significant peaks, referred to in oratory. Part of the range is within the Silverstream catchment (see below). The range as a whole is known as Whākari. Trails ran across these peaks linking Blueskin Bay with the Taieri Plain.

This site has linkages with Whakaehu.

A4.49.2 Values to be protected

1. Mauka
2. Ara tawhito

A4.49.3 Principal threats to values

1. Activities that affect the peaks, upper slopes and ridgelines, including buildings, and structures, public amenities, {MW 1071.3}, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.
2. Wilding tree spread

A4.50 Whakaehu (Silverstream catchment)

A4.50.1 Description of area

Silverstream is related to the myths of the taniwha Matamata whose reposed remains are represented by Saddle Hill. Matamata slithered down Whakaehu and then the lower Taieri, searching for his master chief Te Rakitauneke, and in the process creating the winding form of the Taieri River.

A4.50.2 Values to be protected

1. Wāhi taoka
2. Wai māori
3. Mahika kai (Silverstream river)

A4.50.3 Principal threats to values

1. Activities affecting water quality, including earthworks, forestry harvesting
2. Native vegetation clearance
3. Activities that affect views of the peaks and ridgelines, including buildings, and structures, public amenities, {MW 1071.3}, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.
4. Activities that affect access to Silverstream, including buildings, and structures and public amenities {MW 1071.3} close to the river.

A4.51 Kaikarae (Kaikorai Estuary)

A4.51.1 Description of area

A mahika kai for adjacent coastal settlements, providing eels, waterfowl, birds and kai moana. The first known site to be named in Dunedin ('Kaikarae' - where a seabird was cooked and eaten) by Rakaihautu, a Waitaha chief who first explored the southern coast.

This site has linkages to the beach north of the Kaikorai estuary.

A4.51.2 Values to be protected

1. Historical mahika kai. Of less value now due to pollution.

2. Archaeological remains

A4.51.3 Principal threats to values

1. Earthworks, including sand mining {*MW cl.16*}
2. Mining {*MW cl.16*}

A4.52 Beach at Kaikarae (Kaikorai Estuary)

A4.52.1 Description of area

The site of a settlement at the river mouth.

This site has linkages to Kaikarae.

A4.52.2 Values to be protected

1. Kāika
2. Archaeological remains

A4.52.3 Principal threats to values

1. Earthworks
2. Storm induced erosion

A4.53 Islands off Southern Coast

A4.53.1 Description of area

Including Wharekakahu (near Cape Saunders), Pounuitehine (White Island) and Okaihae (Green Island). These are significant for their birdlife and their natural state.

A4.53.2 Values to be protected

1. Wāhi taoka
2. Mahika kai

A4.53.3 Principal threats to values

1. Visual effects resulting from activities including buildings, and structures, public amenities, {*MW 1071.3*}, network utilities, mining, forestry, earthworks, tracks and roads.

A4.54 Pukemakamaka/Turimakamaka (Saddle Hill / Jaffrays Hill)

A4.54.1 Description of area

Pukemakamaka and Turimakamaka represent the reposed remains of the taniwha Matamata, who created the Taieri River, including its meandering form.

This site has linkages to Maukaatua, Whakaehu (Silverstream) and Te Kokika o Te Matamata.

A4.54.2 Values to be protected

1. Mauka
2. Wāhi taoka
3. Wāhi tohu

A4.54.3 Principal threats to values

1. Activities that affect the peaks, upper slopes and ridgeline, including buildings, and structures, public amenities, {MW 1071.3}, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.
2. Forestry harvesting

A4.55 Upper Slopes and Peaks of Scroggs Hill and Saddle Hill

A4.55.1 Description of area

Views of Saddle Hill and the hills immediately surrounding it are culturally important.

A4.55.2 Values to be protected

1. Wāhi tohu
2. Wāhi taoka

A4.55.3 Principal threats to values

1. Activities that affect the visual integrity of the peaks, upper slopes and ridgeline, including buildings, and structures, public amenities, {MW 1071.3}, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.

A4.56 Kokika o Te Matamata (Area Surrounding Mosgiel)

A4.56.1 Description of area

The hollow in Taieri Plain within which Mosgiel is located. This was created by the taniwha Matamata as it slithered down Whakehu and the lower Taieri River. The Taieri Plain was a significant source of food for coastal Māori from the Peninsula and further north. It was surrounded by pā, indicating its strategic importance. It was the most significant wetland south of the Waitaki River that contained both raupo and harakeke. It was also a main thoroughfare for Māori travelling north and south.

A4.56.2 Values to be protected

1. Repo raupo
2. Ara tawhito

A4.56.3 Principal threats to values

None identified

A4.57 Owhiro Stream

A4.57.1 Description of area

The remnant channel of the Owhiro at the confluence with the Taieri River.

A4.57.2 Values to be protected

1. Ara tawhito
2. Mahika kai

A4.57.3 Principal threats to values

1. Straightening or modification of the waterway.

2. Activities that affect access to the river, including buildings, and structures and public amenities {MW 1071.3} close to it.
3. Activities that affect water quality, including earthworks close to the river.

A4.58 Pā at Allanton

A4.58.1 Description of area

Pā of Te Paritutaniwha, a chief from Wairarapa. This pā was established to gain retribution against Tu Wiri Roa, the Kāti Mamoe chief of Moturata pā (Taieri Mouth).

A4.58.2 Values to be protected

1. Pā tawhito
2. Archaeological remains

A4.58.3 Principal threats to values

1. Earthworks

A4.59 Coast from Taieri Mouth to Brighton

A4.59.1 Description of area

The route of a trail from Taieri Mouth to Dunedin. Archaeological sites and umu have been found throughout this coastal area.

A4.59.2 Values to be protected

1. Aro tawhito
2. Umu
3. Mahika kai
4. Wāhi taoka
5. Archaeological remains

A4.59.3 Principal threats to values

1. Earthworks
2. Storm induced erosion
3. Natural hazard mitigation activities

A4.60 Taieri Māori Reserve

A4.60.1 Description of area

There is an ongoing significant connection with this land. At both northern and southern ends are the sites of pā and kāika. Much of this land is still Māori owned.

This site has linkages to Maitapapa and Motutara Island (Taieri Mouth).

A4.60.2 Values to be protected

1. Pā tawhito
2. Archaeological remains

A4.60.3 Principal threats to values

1. Earthworks

A4.61 Pā site and Kāika at Omoua and Maitapapa (Henley)

A4.61.1 Description of area

An ancient pā site, settlement, tauraka waka and urupā. A key link in the trail to the Taieri River.

This site has linkages to the Taieri Māori Reserve and Tatawai.

A4.61.2 Values to be protected

1. Pā tawhito
2. Kāika
3. Urupā
4. Mahika kai - associated with the river
5. Archaeological remains

A4.61.3 Principal threats to values

1. Earthworks
2. Subdivision and consequent development
3. Activities that affect access to the Taieri River, including buildings, and structures and public amenities **{MW 1071.3}** close to it
4. Activities that affect water quality, including earthworks
5. Forestry
6. Wilding tree spread

A4.62 Taieri River

A4.62.1 Description of area

The whole river is considered significant, as a means of transport (the river is navigable upstream to Outram), a trail to inland Otago and as a mahika kai. At the mouth of the Taieri on the south bank, is Te Rereka o Hakitekura (Māori Leap). This was the site where Haki te Kura, daughter of Tu Wiri Roa, a Kāti Mamoe chief, jumped from the cliff to join her lover in a waka below, but died in the fall.

This site has linkages to the Taieri Māori Reserve.

A4.62.2 Values to be protected

1. Wai māori
2. Wāhi paripari
3. Wāhi taoka
4. Tauraka waka
5. Ara tawhito
6. Mahika kai

A4.62.3 Principal threats to values

1. Activities affecting water quality, including earthworks
2. Damming
3. Activities affecting access to the river, including buildings, and structures and public amenities **{MW 1071.3}** close to it

A4.63 Tatawai

A4.63.1 Description of area

Tatawai was a lake which is now drained. It was a significant site for mahika kai and had tauraka waka.

This site has linkages to the pā site and kāik at Omoua and Maitapapa.

A4.63.2 Values to be protected

1. Archaeological remains
2. Historical values (no longer present):
 - a. Wai māori
 - b. Mahika kai
 - c. Repo raupo
 - d. Tauraka waka

A4.63.3 Principal threats to values

1. Earthworks

A4.64 Maukaatua (Maungatua)

A4.64.1 Description of area

Named after Maukaatua, a tūpuna on the waka Arai te Uru, this is an important mountain, linked to creation myths. It is a landmark for travellers inland, across the Taieri Plain and from the south. A trail up Kowhai Spur led to Maukaatua. It was also a mahika kai for forest birds, and there is a tōpuni over part of the area. Views of Maukaatua are significant from many places.

A4.64.2 Values to be protected

1. Wāhi tohu
2. Spiritual values
3. Wāhi taoka
4. Urupā
5. Ingoa Tawhito

A4.64.3 Principal threats to values

1. Buildings, structures, public amenities, **{MW 1071.3}** network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.
2. Tall buildings, structures and network utilities at/near Dunedin International Airport affecting views from the Taieri River and Centre Road.

A4.65 Nohoaka site at Middlemarch

A4.65.1 Description of area

The nohoaka is on the Taieri River. It is reserved for takata whenua in order to camp and access natural resources.

A4.65.2 Values to be protected

1. Nohoaka
2. Mahika kai

A4.65.3 Principal threats to values

1. Activities affecting water quality, including earthworks
2. Activities that affect access to the river, including buildings, and structures and public amenities **{MW 1071.3}** close to it
3. Subdivision of adjacent land

A4.66 Patea (Mt Stoker)

A4.66.1 Description of area

Mt Stoker was a reference point in the landscape for those travelling inland. Māori artefacts have been found there.

A4.66.2 Values to be protected

1. Wāhi tohu
2. Mauka
3. Archaeological remains

A4.66.3 Principal threats to values

1. Activities that affect views of the peak and upper slopes, including buildings, and structures, public amenities, **{MW 1071.3}**, network utilities, mining, forestry and earthworks
2. Subdivision

A4.67 Patearoa (Rock and Pillar Range)

A4.67.1 Description of area

A prominent landscape feature, which provided a location marker for those travelling inland. There are a number of Māori place names along the range. The site includes Paruparu a Te Kaunui (Stonehenge), a suite of basalt pillars used as a trail.

The slopes of Patearoa were bush covered and birds would have been readily available as food. Artefacts have been found on the lower slopes. Tikumu (*Celmisia*) grows on Patearoa. This was used to make a special type of korowai. Taramea (the oil of the speargrass) was gathered here. This was valued for its distinctive perfume.

A4.67.2 Values to be protected

1. Wāhi tohu
2. Mahika kai
3. Indigenous fauna and flora
4. Ara tawhito

5. Archaeological remains

A4.67.3 Principal threats to values

1. Activities that affect the peaks, upper slopes and ridgeline, including buildings, and structures, public amenities, {MW 1071.3}, network utilities, mining, forestry, earthworks, new roads or additions and alterations to existing roads.
2. Earthworks
3. Subdivision

A4.68 Owheo

A4.68.1 Description of area

Owheo (Leith Stream) was historically important for mahika kai. The river has been significantly modified, but retains strong associations as a connection with tūpuna. The site has strong associations with Te Iri-o-Te-wharawhara-Te-Raki.

A4.68.2 Values to be protected

1. Historical mahika kai site
2. Wāhi taoka

A4.68.3 Principal threats to values

None identified

A4.69 Tau Muraki

A4.69.1 Description of area

Tau Muraki is an area of small settlements which would have been nestled in sheltered locations close to water sources and waka landing sites. Like the Okia flat site on the opposite side of Papanui Inlet, this area was a known source of stone material used to make adzes. People at both the Okia flat site and Tau Muraki would have made significant use of the inlet, the ocean fishery and the kaimoana found in the bays, ocean beaches, and along the rocky shore. The area near the mouth of the Papanui Inlet on the south side is called 'Te Anakake' (cave of the seal). Just to the west of Tau Muraki is a place called Te Pā o Ngāti Kuri.

A4.69.2 Values to be protected

1. Kāika
2. Mahika kai
3. Archaeological remains
4. Wāhi taoka

A4.69.3 Principal threats to values

1. Storm induced erosion
2. Earthworks

A4.70 Pipikaretu

A4.70.1 Description of area

Pipikaretu (the point) and Onepoto (the beach) are associated with a strong settlement history in this part of Otago

Peninsula, and are a place of turangawaewae for many descendants of Kai Te Pahi.

A4.70.2 Values to be protected

1. Kāika
2. Mahika kai
3. Kai moana
4. Archaeological remains

A4.70.3 Principal threats to values

1. Earthworks
2. Natural hazard mitigation activities

A5. Natural Character of the Coast Values

A5.1 Outstanding Natural Coastal Character Values

A5.1.1 Highcliff - Pudneys Cliff

A5.1.1.1 Description of area

The Highcliff/Pudneys Cliff area extends from Boulder Beach to Smail's Beach and is a basalt headland with coastal cliffs, offshore reefs, minor headlands and coves.

There is high geological and hydrological naturalness, but water quality may be affected by the waste water treatment plant outfall. There is high ecological naturalness with some adverse effects from erosion. There is high perceptual naturalness and high wild and scenic value.

This area is also part of the Peninsula Coast Outstanding Natural Landscape - see Appendix A3.2.3.

A5.1.1.2 Values

- a. Essentially natural basalt headland with coastal cliffs, offshore reefs, minor headlands and coves.
- b. Largely unmodified vegetation on very steep slopes and cliffs with a thin strip of highly modified farmland along clifftops.
- c. Extensive patches of remnant/regenerating indigenous forest.
- d. Forest and cliffs likely provide habitat for a diversity of terrestrial invertebrates, lizards, bush and seabirds.
- e. Undomesticated character provides high level of wildness. Drama of cliffs provides high scenic qualities.
- f. No buildings, structures or earthworks to detract from natural character.

A5.1.1.3 Threats

- a. Buildings, structures or earthworks.
- b. Vegetation clearance.

A5.1.2 Green Island

A5.1.2.1 Description of area

Green Island is a small basalt island off the coast near the Kaikorai Stream mouth, with intertidal reefs.

A highly natural offshore island with high perceptual naturalness and wild and scenic value.

Green Island is also an outstanding natural feature - see Appendix A3.1.4. It is also identified as a wāhi tūpuna - see Appendix A4.53.

A5.1.2.2 Values

- a. Small offshore basalt island with intertidal reefs.
- b. Processes are predominantly erosional and relatively unmodified.
- c. Almost exclusively indigenous vegetation, dominated by *Coprosma repens* (taupata), also habitat for rare *Lepidium oleraceum*, Cook's scurvy grass. Some exotic grasses. Relatively natural.
- d. Nature reserve - fur seals haul out, seabirds roost on islet. Breeding site for yellow-eyed penguin, fairy prion and little blue penguin.
- e. No earthworks, buildings or structures.
- f. Values of significance to Manawhenua. See Appendix A4.53

A5.1.2.3 Threats

- a. Buildings, structures and earthworks.

A5.1.3 Sandymount

A5.1.3.1 Description of area

The Sandymount area encompasses the summit of Sandymount along with the slopes and cliffs on its southern side. It is differentiated from the adjacent Sandfly Bay area because it is much less impacted by wind-blown sand. It is a basalt headland with high, steep coastal cliffs, subtidal reefs, caves and stacks, minor headlands and coves. The dramatic landform features of the Chasm and Lovers Leap are within this area, which are also classed as outstanding natural features - see Appendix A3.1.18.

Geological, hydrological and ecological processes are largely intact. Indigenous vegetation is present, but modified by pasture grasses. There is high perceptual naturalness and wild and scenic value.

The area is identified as a wāhi tūpuna - see Appendix A4.40. Most of the area (excluding the outstanding natural features) is also part of the Peninsula Coast Outstanding Natural Landscape - see Appendix A3.2.3.

A5.1.3.2 Values

- a. Basalt headland with high steep coastal cliffs, sub-tidal reefs, caves and stacks, minor headlands and coves, which are essentially natural.
- b. Seabirds roost on headlands and offshore stacks. Sooty shearwater may be present.
- c. High degree of naturalness of macroalgal beds on subtidal reefs.
- d. Medium to high naturalness of tops which are grazed, and cliffs.
- e. Patches of remnant/generating indigenous forest on tops and cliffs, some large. Mixed rough exotic grassland and tussockland, with patches of wetland vegetation on easier slopes.
- f. Ruggedness and lack of modification provide undomesticated wildness. Highly scenic.
- g. No structures or earthworks to detract from its natural character.
- h. Values of significance to Manawhenua. See Appendix A4.40.

A5.1.3.3 Threats

- a. Buildings, structures and earthworks.
- b. Vegetation clearance.

- c. Has a low threat from sedimentation and farming run-off.

A5.1.4 White Island

A5.1.4.1 Description of area

White Island is a small basalt island with subtidal reefs off the St Clair coast.

It has high geological and ecological value and is very wild, but has little scenic value.

The island is identified as a wāhi tūpuna. See Appendix A4.53.

A5.1.4.2 Values

- a. Small island with sub-tidal reefs. Largely natural.
- b. Sub-tidal reefs valued as rich and diverse habitat. Feeding and spawning area for a variety of finfish. Paua, rock lobster and kina habitat.
- c. Rich and diverse rocky intertidal epifauna, typical of exposed southern coasts.
- d. Devoid of vegetation.
- e. Values of significance to Manawhenua. See Appendix A4.53.

A5.1.4.3 Threats

- a. Buildings, structures and earthworks.
- b. Possibly some contamination from the Tahuna waste water treatment plant outfall at times.

A5.2 High Natural Coastal Character Values

A5.2.1 Aramoana Salt Marsh

A5.2.1.1 Description of area

The Aramoana salt marsh encompasses tidal flats, salt marsh and relict transgressive dunes, near the north-western head of the Otago Harbour and adjacent to the settlement of Aramoana. The salt marsh is extensive and largely intact. The area includes the second largest representation of dune slacks and associated vegetation in New Zealand. Whilst its natural character is modified to some extent on its landward edge by agricultural land use and Aramoana Road, its eastern portion is essentially unmodified.

The water quality in the wetland is generally good, reflecting the overall quality of water in the harbour. Nutrient addition associated with runoff from the farm adjacent to the wetland is unlikely to be high given the gradient and low intensity of farming.

Modified by the mole and by harbour dredging, the salt marsh nonetheless has moderately high geomorphological and hydrological integrity. It has high ecological value, with largely indigenous vegetation. The salt marsh has a high degree of perceptual naturalness and exhibits a moderately high degree of wildness, with some scenic value.

The salt marsh is identified as a wāhi tūpuna - see Appendix A4.22. It is also identified as an Outstanding Natural Feature - see Appendix A3.1.1. It is also within an Area of Significant Conservation Biodiversity Value {**NatEnv 958.60**} - see Appendix A1.2.

A5.2.1.2 Values

- a. Tidal flats, salt marsh and relict transgressive dune forms.
- b. High indigenous vegetation cover. Salt marsh species include *Selliera*, *Samolus*, rushes and *Sarcocornia*. *Zostera* beds are present in sparse patches at lower tide levels.
- c. Provides habitat to diverse species of fauna. Feeding area for wading birds and waterfowl.
- d. A sense of wildness and lack of domestication.
- e. High naturalness values due to the minimal influence of buildings, structures and earthworks.
- f. Values of significance to Manawhenua. See Appendix A4.22.

A5.2.1.3 Threats

- a. The supply and redistribution of sediments is likely to be altered by Port of Otago channel works and port activities (including the wakes of large vessels).
- b. The margins of the wetlands have been drained or infilled by farming practices.
- c. In parts, the salt marsh is modified by drainage channels, vehicle tracks, roads and conversion to agricultural land.
- d. The wetlands are vulnerable to fuel spills.
- e. Buildings, structures, roading and earthworks.

A5.2.2 Cape Saunders

A5.2.2.1 Description of area

The Cape Saunders area encompasses the coast at the eastern extremity of the Otago Peninsula, extending from the mouth of Papanui Inlet to Allans Beach. It includes Wharekakahu Island and Papanui Beach. It is a predominantly basalt headland with some trachyte, with landforms comprising sea cliffs, intertidal reefs, sea stacks and sandy coves, some with small dune systems. The active coastal sand-system is intact, albeit dune processes are modified by marram.

The cleared land is currently grazed. The foredunes are largely covered in marram, muehlenbeckia and lupin, with occasional indigenous shrubs at the pocket beach (Papanui Beach).

There has been some reduction of naturalness through human activity, particularly farming. The intertidal and aquatic habitats are of high quality and the area is important for wildlife habitat. The subtidal reefs are valued as rich and diverse habitat, providing a feeding and spawning area for a variety of finfish. Paua, rock lobster and kina are present. The marine community is largely intact.

One dwelling and curtilage, plus a single penguin hide and the lighthouse are the only built form to detract from the natural character of the area. Almost no earthworks are discernible, except the road to the lighthouse and some farm tracks. Together these have a very small influence on the natural character of the landscape.

There are several wāhi tūpuna identified in the area - see Appendices A4.53, A4.37 and A4.69. Wharekakahu has been identified as an Outstanding Natural Feature - see Appendix A3.1.21. Other parts of the area are also within the Peninsula Coast Outstanding Natural Landscape - see Appendix A3.2.3.

The area has high perceptual naturalness and high wild and scenic value.

A5.2.2.2 Values

- a. Basalt headland, including sea-cliffs, intertidal reefs, sea-stacks and sandy coves.
- b. Some indigenous vegetation on dunes.
- c. High degree of naturalness of macroalgal beds on subtidal reefs.
- d. Nesting habitat for spotted shags. Breeding area for yellow-eyed penguin and spotted shags.
- e. Wharekakahu has high habitat values for sooty shearwater, fairy prion and shag species, and as a haul out site for seals.
- f. A high degree of undomesticated wildness. Highly scenic.
- g. Values of significance to Manawhenua. See Appendices A4.53, A4.37 and A4.69.

A5.2.2.3 Threats

- a. Low threat from sedimentation and farming runoff.
- b. Reduction in water quality resulting from outflow from streams and non-point source sediment and nutrient inputs associated with the surrounding land use.
- c. Buildings, structures or earthworks that detract from the natural character.
- d. Vegetation clearance.

A5.2.3 Lower Taieri River Gorge

A5.2.3.1 Description of area

The lower Taieri River Gorge area encompasses the seaward end of the Taieri River Gorge. The coastal environment boundaries are defined by the extent of the gorge landform. Only part of the area is within the Dunedin city boundaries; the bulk is in Clutha District.

The area is described as a highly natural schist gorge, with regenerating indigenous vegetation along both sides. Hydrological processes are affected by upstream activities, with a consequent reduction in the integrity of ecological processes within the river. The area is highly scenic.

The area is identified as a wāhi tūpuna - see Appendix A4.60. It has also been identified as an Outstanding Natural Feature - see Appendix A3.1.8.

A5.2.3.2 Values

- a. Relatively unmodified schist gorge.
- b. Habitat for various water birds. Spawning site for galaxiids.
- c. High percentage cover of indigenous vegetation upstream of the Taieri Mouth bridge.
- d. A sense of wildness (i.e. lack of domestication). High scenic qualities.
- e. Values of significance to Manawhenua. See Appendix A4.60.

A5.2.3.3 Threats

- a. Hydrologic processes, including flow and sediment transport, may be affected by development and land use upstream.
- b. Water quality may be adversely affected by point discharges, runoff and drainage upstream.
- c. Buildings, structures and earthworks that detract from the natural character.

A5.2.4 Sandfly Bay

A5.2.4.1 Description of area

This area comprises a headland by-passing a transgressive (mobile) dune system with multiple phases that extends to Hoopers Inlet. The youngest dune phase remains largely mobile with low vegetation cover, Aeolian sand transport and active transverse dunes. The foredunes are marram covered, backed by muehlenbeckia, lupins, and exotic grasses. The older dune phases are stable, some with indigenous hardwood/broadleaf forest.

Sea lions haul out on the beach. Fur seals breed at eastern end of beach. The area is likely to provide valuable habitat for terrestrial invertebrates, lizards and birds. It is a breeding area for yellow-eyed penguin and little blue penguin. Sooty shearwater may breed here.

There are no discernible structures within this area. A track down to the beach is the only evidence of earthworks. This area has high to medium high natural character. Geological and ecological processes are adversely affected to a small degree by the presence of marram.

The area is identified as a wāhi tūpuna -see Appendix A4.40. It is also identified as an Outstanding Natural Feature - see Appendix A3.1.15.

A5.2.4.2 Values

- a. Partly mobile dune system, characterised by low vegetation cover and high sand transport.
- b. Largely unmodified indigenous broadleaf/hardwood forest at the Hoopers Inlet end, and around the active

dunes of Sandfly Bay.

- c. Remnant and regenerating indigenous broadleaf/hardwood forest, continuous at the eastern end, grading to scattered at western end. Pikao survives here.
- d. Sea lion haul out and fur seal breeding area.
- e. Probable valuable habitat for terrestrial invertebrates, lizards and birds.
- f. Breeding area for yellow-eyed penguin and little blue penguin, and possibly sooty shearwater.
- g. A sense of undomesticated wildness. Moderately high scenic qualities.
- h. Values of significance to Manawhenua. See Appendix A4.40.

A5.2.4.3 Threats

- a. Reduction in water quality resulting from outflow from streams and non-point source sediment and nutrient inputs associated with the surrounding land use.
- b. Buildings, structures or earthworks that detract from the natural character.
- c. Vegetation clearance.

A5.2.5 Tunnel Beach

A5.2.5.1 Description of area

The Tunnel Beach area encompasses the section of sandstone cliffs between the basalt cliffs and headlands of Blackhead and St Clair. Its inland extent is a relatively distinct change in slope back from the clifftops. It is comprised of sandstone cliffs with sea stacks, an arch and coves with narrow sandy beaches.

The only notable earthworks are the track down to Tunnel Beach, and a dewatering system close to the St Clair cliffs. Dwellings at the inland boundary diminish the undomesticated wildness to a degree. There are some very small patches of regenerating indigenous vegetation. A moderately extensive salt-tolerant herb field exists on the headland.

Highly natural coast with naturalness diminishing towards the landward boundary of the area due to the almost complete replacement of the indigenous vegetation with pasture.

Tunnel Beach has been identified as an Outstanding Natural Feature - see Appendix A3.1.20.

A5.2.5.2 Values

- a. Sandstone cliffs with sea stacks, an arch and coves with narrow sandy beaches.
- b. Small patches of regenerating indigenous vegetation. Salt-tolerant herb field on headland.
- c. Fairy prion nest on cliffs.
- d. The sandstone cliffs and their convolutions plus the surf provide a high degree of tumultuous wildness. Very high scenic quality.

A5.2.5.3 Threats

- a. Buildings, structures or earthworks that detract from the natural character.
- b. Low threat from sedimentation.

A5.3 Natural Coastal Character Values

A5.3.1 Aramoana Beach

A5.3.1.1 Description of area

This area comprises the eastern part of the beach at Aramoana, from the rock outcrops on the beach near the western end of Aramoana settlement to the mole.

The central dunes have been levelled for housing. Shore protection works (the mole) and marram have affected dune processes. Sand accumulation northwest of the mole has formed a prograded barrier (i.e. extending into the sea). Structures and earthworks have interrupted alongshore sediment transport. Deposition of spoil dredged from the Otago Harbour has also altered natural processes.

The integrity of the terrestrial ecology has been compromised but the intertidal and aquatic habitats are more natural. There is moderately low indigenous vegetation cover, with marram, muehlenbeckia, lupins, exotic trees, exotic grasses. Efforts are being made to replant with indigenous shrubs and grasses. Fur seals and sea lions are present from time to time.

The area is identified as a wāhi tūpuna. See Appendices A4.22 and A4.32.

A5.3.1.2 Values

- a. The active coastal sand-system.
- b. The Spit is a surf break of national significance. {*NatEnv 908.14*}
- c. Indigenous vegetation cover, where present.
- d. Sea lion and fur seal habitat.
- e. Values of significance to Manawhenua. See Appendices A4.22 and A4.32.

A5.3.1.3 Threats

- a. Levelling of dunes for housing.
- b. Buildings, structures or earthworks that detract from the natural character.
- c. Moderately low threat from sedimentation and farming runoff.
- d. Low threat from dredge spoil dumping.

A5.3.1.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See <u>A3.4.1 Appendix A11</u> {NatEnv cl.16} for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut.

A5.3.2 Aramoana Spit

A5.3.2.1 Description of area

A narrow, re-curved spit formed between groynes and the dredged harbour channel. It has eroded following construction of the mole, although this has been somewhat mitigated in recent years due to deposition of dredge spoil in the nearshore environment.

There is moderately low indigenous vegetation cover, including marram, muehlenbeckia, lupins, exotic trees, exotic grasses. Efforts are being made to clear exotics along the spit and replant with indigenous shrubs and grasses.

Marram grass combined with engineering efforts, both amateur and professional, have modified the natural processes of the spit and compromised its ecological integrity. The intertidal and aquatic habitats have higher integrity. While structures (including cribs located on the dunes) and road works diminish perceptual naturalness somewhat, it retains this a high degree.

The Spit is extremely exposed to the elements which ensures that it has a high degree of tumultuous wildness. The buildings reduce its undomesticated wildness. It has high scenic qualities.

The area is identified as a wāhi tūpuna. See Appendices A4.22 and A4.32.

A5.3.2.2 Values

- a. The sense of tumultuous wildness.
- b. The Spit is a surf break of national significance {NatEnv 908.14}
- c. Indigenous vegetation cover, where present.
- d. High scenic qualities.
- e. The area is identified as a wāhi tūpuna. See Appendices A4.22 and A4.32.

A5.3.2.3 Threats

- a. Buildings, structures or earthworks that detract from the natural character.
- b. Structures, dredging of the harbour channel and associated dumping of the dredge spoil affect alongshore sediment transport processes and hydrology
- c. The Spit is vulnerable to erosion and breaching.
- d. Moderately low threat from sedimentation and farming runoff.

A5.3.2.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See A3.4.1 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. Shelterbelt planting should be avoided in this highly visible area. b. See A3.4.3 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for shelterbelts.

A5.3.3 Blueskin Bay

A5.3.3.1 Description of area

Blueskin Bay is a large estuary at the mouth of the Waitati River and Carey's Creek, and is protected from the open ocean of a sand spit extending from its northern shore. The bay is shallow, characterised by sand flats and channels. Orokonui Estuary is a small arm of the main estuary at its south-west corner. Alluvial fans are present at the mouths of the Waitati River and Carey's Creek but in other areas, the shoreline of the estuary is characterised by a low scarp which usefully defines the extent of the coastal environment.

Blueskin Bay is very modified by settlement and transportation infrastructure. The township of Waitati is located on flats at the mouth of the Waitati River. Scattered residential development extends from Waitati around the southern shoreline to Doctors Point.

Blueskin Bay is assessed as modified to a moderately high degree by sedimentation and water quality degradation. Nonetheless it has high value as a feeding and breeding ground for wading birds, including migratory species, and its cockle beds sustain a commercial harvest. It has moderately high perceptual naturalness and is an important scenic asset.

The area is identified as a wāhi tūpuna. See Appendices A4.14 and A4.18.

A5.3.3.2 Values

- a. Tidal estuary with conspicuous flood-tide sand delta and tidal flats. **{NatEnv 220.3 and others}**
- b. Isolated patches of salt marsh.
- c. Important feeding area for seabirds, **{NatEnv 220.3 and others}** wading birds, including trans-equatorial

migrants.

- d. Commercial cockle harvesting and recreational amenity. **{NatEnv 220.3 and others}**
- e. Important nursery ground for flatfish, and habitat for shellfish (including cockles). **{NatEnv 220.3 and others}**
- f. The area is identified as a wāhi tūpuna, with kai moana values. See Appendix A4.14 and A4.18.

A5.3.3.3 Threats

- a. Buildings, structures or earthworks that detract from the natural character.
- b. Water degradation due to nutrient runoff, infiltration from septic tanks and, to a lesser extent, contamination from water-fowl.
- c. Sedimentation caused by run-off.

A5.3.3.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See A3.4.1 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut.
Shelterbelts	a. Shelterbelt planting should be avoided in this highly visible area. b. See A3.4.3 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for shelterbelts.
Forestry Blocks	a. Forestry blocks should be avoided in this highly visible area. b. See A3.4.2 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for forestry blocks.

A5.3.4 Brighton

A5.3.4.1 Description of area

This area includes the coastline adjacent to the urban area of Brighton, including coastal cliffs with coves, sandy beaches and intertidal reefs. The coast is characterised by small beaches divided by low rocky headlands with associated stacks and reefs. There is a small marram covered dune system at the mouth of Otokia Creek which has been modified by the development of the Brighton Surf Club building and the associated parking area. This area is being replanted in indigenous dune species. At the northern end of the area, the beaches are backed by a steep scarp covered in native and exotic coastal scrub.

Back from the immediate coastal edge is the main coastal road and the urban area of Brighton. A large area of open parkland occupies the top of the uplifted marine terrace to the south of Brighton Beach.

The geomorphology of this area is largely unmodified. There is an active coastal sand-system (nearshore-beach-foredune sand exchange) intact in dune system. Main processes elsewhere are erosional and are largely unmodified.

Ecological processes are modified by residential occupation and related developments. The marine community is largely intact. Subtidal reefs have a rich and diverse habitat. They provide a feeding and spawning area for a variety of finfish. There is paua, rock lobster and kina habitat.

The area identified as a wāhi tūpuna. See Appendix A4.59.

The area has a low perceptual naturalness but some wild and scenic value. It is very domesticated, except for the headland.

A5.3.4.2 Values

- Coastal cliffs with coves, sandy beaches and intertidal reefs.
- Largely natural rocky intertidal zone.
- Patches of regenerating indigenous vegetation.
- Active coastal dune system.
- Sub-tidal reefs with rich and diverse habitat.
- Moderately high scenic value.
- Values of significance to Manawhenua. See Appendix A4.59.

A5.3.4.3 Threats

- Buildings, structures or earthworks that detract from the natural character.
- Sedimentation from run-off.
- Erosion.

A5.3.4.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	- Structures should be designed with the intention of preserving or enhancing the natural character values. - They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. - Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. - See A3.4.1 Appendix A11 {NatEnv cl.16} for design guidelines for buildings and structures.

Threat	Key design elements
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See A3.4.3 Appendix A11 <i>{NatEnv cl.16}</i> for design guidelines for shelterbelts.

A5.3.5 Brighton Road Beach South

A5.3.5.1 Description of area

This area extends from approximately 1 km south of Big Stone Road north to Bath Street, Brighton. It is characterised by a series of coastal terraces of schist geology, with outcrops of exposed schist, and sandy beaches in between. The coastal environment is defined by the top of the first terrace back from the coastal highway.

There are late Holocene-era foredune ridges, seaward of a Pleistocene coastal terrace. Several small streams bisect the dunes. These are likely to have been channelised by foredune development in association with marram. The active coastal sand-system (nearshore-beach-foredune sand exchange) is intact, albeit dune processes are modified by marram.

Vegetation along the beach margin is largely marram grass and tree lupin, with extensive indigenous shrubs along cliff tops. The landscape behind the beaches is characterised by pasture cover with exotic shelter plantings, and where gullies cut through the coastal terrace, by remnant or regenerating indigenous vegetation. This indigenous vegetation is likely to support indigenous invertebrates, lizards and bush birds. The beach and cliffs provide suitable habitat for shore birds.

The Taieri Mouth-Brighton Road forms a lineal connection running along the beach margin. Residential development is scattered along the road margins, mainly on the inland side. The road, occasional car parks and walking tracks have modified the environment.

The intertidal and subtidal reefs harbour rich and diverse flora and fauna. Finfish are common offshore.

The area has moderately high geomorphological and hydrological naturalness but its terrestrial ecology is modified by exotic vegetation. Perceptual naturalness is moderately low and it lacks wild or scenic value.

A5.3.5.2 Values

- a. Schist outcrops and sandy beach with active coastal sand-system.
- b. Indigenous vegetation along cliff tops, providing habitat for terrestrial invertebrates, lizards and bush birds.
- c. Intertidal and subtidal reefs with rich and diverse flora and fauna.
- d. Values of significance to Manawhenua. See Appendix A4.59.

A5.3.5.3 Threats

- a. Buildings, structures or earthworks that detract from the natural character.
- b. Possible reduction in water quality resulting from farming runoff.
- c. Vegetation clearance.

A5.3.5.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See A3.4.1 Appendix A11 {NatEnv cl.16} for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, which applies to most of this area. b. See A3.4.3 Appendix A11 {NatEnv cl.16} for design guidelines for shelterbelts.
Forestry blocks	a. Highly visible areas should be avoided for forestry planting, which applies to most of this area. b. See A3.4.2 Appendix A11 {NatEnv cl.16} for design guidelines for forestry blocks.

A5.3.6 Island Park

A5.3.6.1 Description of area

This area encompasses the beach and dune system west and east of Kaikorai estuary, then extending between Waldronville and Blackhead Beach to just west of Blackhead quarry.

Whilst the geology of the surrounding hills is sedimentary, the area within the coastal environment is largely sandy marine deposits. The active coastal sand-system is intact, albeit the transgressive (mobile) dune is now stabilised and foredune processes are modified by marram. The long beach north of the estuary is backed by a large area of dunes. This is covered in marram grass near the beach but increasingly covered with scrub and forest further inland.

Sea lions haul out here occasionally, and finfish are common offshore. The intertidal and aquatic zones have some importance for wildlife.

The natural character is modified, particularly nearer the estuary mouth, by sand mining and the development of recreational facilities such as the speedway, although the extent of the dune system limits the effects of modification. There are walking tracks through the dunes and the area is occasionally visited by trail bike riders.

This area exhibits significant modifications to geological, hydrological and (terrestrial) ecological processes. It has moderately high perceptual naturalness, and medium wild and scenic value.

A5.3.6.2 Values

- The active coastal dune system.
- Indigenous vegetation cover where present.
- Wilderness values.
- Values of significance to Manawhenua. See Appendix A4.52

A5.3.6.3 Threats

- Buildings, structures or earthworks that detract from the natural character.
- Sedimentation and farming runoff.
- Potential degradation of water quality from outflow from Kaikorai estuary, runoff, and the Green Island waste water treatment plant.

A5.3.6.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	- Structures should be designed with the intention of preserving or enhancing the natural character values. - They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. - Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. - See A3.4.1 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for buildings and structures.
Roads and tracks	- If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. - They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	- If practically feasible, shelterbelt planting should avoid highly visible areas, which applies to most of this area. - See A3.4.3 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for shelterbelts.
Mining	Any mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.

A5.3.7 Karitane Beach

A5.3.7.1 Description of area

This area extends from the Seacliff Significant Natural Landscape along the coast to Karitane township to the northern end of the beach, then to the west of the township where it links with Waikouaiti estuary.

The environment consists of a late-Pleistocene terrace fronted by a sandy beach. A scarp separates the terrace from the beach. There is no foredune development, indicating that coastline is (occasionally) erosional. South of Karitane township, the terrace is vegetated in pasture.

The Karitane township at the northern beachfront area and the presence of roads diminishes the natural character. The vegetation is largely exotic grasses and weeds, with some regeneration of indigenous species (e.g. ngaio).

The ecology of the intertidal and aquatic habitats is moderately intact. There are scattered offshore reefs with associated *Macrocystis* communities. Red-billed gulls breed on islets, and there is roosting and foraging habitat for shorebirds.

While retaining moderately high geomorphological and hydrological integrity, the integrity of the terrestrial ecology is low. The area has moderate perceptual naturalness and wild and scenic value. It is more 'natural' in its southern and eastern portions than its northernmost area.

A5.3.7.2 Values

- a. Terrace and sandy beach, with an intact nearshore beach sand transport system.
- b. Indigenous vegetation where present.
- c. Roosting, foraging and breeding habitat for shorebirds, particularly on islets.

A5.3.7.3 Threats

- a. Buildings, structures or earthworks that detract from the natural character.
- b. Potential sedimentation from farming runoff.

A5.3.7.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures.	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding coastal environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See A3.4.1 <u>Appendix A11 {NatEnv cl.16}</u> for design guidelines for buildings and structures.

Threat	Key design elements
Roads and tracks.	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. Shelterbelt planting should avoid highly visible locations, which includes most of this area. b. See A3-4-3 Appendix A11 {NatEnv cl.16} for design guidelines for shelterbelts.
Forestry blocks	a. Highly visible areas should be avoided for forestry planting, which includes most of this area. b. See A3-4-2 Appendix A11 {NatEnv cl.16} for design guidelines for forestry blocks.

A5.3.8 Kuri Bush

A5.3.8.1 Description of area

This area extends from approximately 1 km south of Big Stone road south to approximately 2km north of Taieri Mouth. It is characterised by a series of coastal terraces of schist geology, with outcrops of exposed schist, and a sandy beach. The coastal environment is defined by the top of the first terrace back from the coastal highway. A marram dominated foredune has developed. The coast is characterised by a low cliff with small pocket beaches.

There are late Holocene-era foredune ridges, seaward of a Pleistocene coastal terrace. Several small streams bisect the dunes. These are likely to have been channelised by foredune development in association with marram. The active coastal sand-system (nearshore-beach-foredune sand exchange) is intact, albeit dune processes are modified by marram.

Vegetation along the beach margin is largely marram grass and tree lupin, with extensive indigenous shrubs along cliff tops. The landscape behind the beaches is characterised by pasture cover with exotic shelter plantings, and where gullies cut through the coastal terrace, by remnant or regenerating indigenous vegetation. This indigenous vegetation is likely to support indigenous invertebrates, lizards and bush birds. The beach and cliffs provide suitable habitat for shore birds.

The Taieri Mouth-Brighton Road forms a lineal connection running along the beach margin. Residential development is scattered along the road margins, mainly on the inland side, with the exception being around Kuri Bush where cribs have been constructed between the road and the sea. The road, occasional car parks and walking tracks have modified the environment.

The intertidal and subtidal reefs harbour rich and diverse flora and fauna. Finfish are common offshore.

The area has moderately high geomorphological and hydrological naturalness but its terrestrial ecology is modified by exotic vegetation. Perceptual naturalness is moderately low and it lacks wild or scenic value.

A5.3.8.2 Values

- Essentially natural pleistocene terrace with sandy pocket beaches, and semi-continuous intertidal and sub-tidal schistose reefs.
- Indigenous vegetation where present.
- Wildness is provided by the surf and by the rocky reefs. Moderate scenic value.
- Values of significance to Manawhenua. See Appendix A4.59.

A5.3.8.3 Threats

- a. Buildings, structures or earthworks that detract from the natural character.
- b. Potential reduction in water quality resulting from farming runoff.

A5.3.8.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See A3-4.1 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the coastal environment. b. See A3-4.3 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for shelterbelts.
Mining	a. Any quarries and excavations should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.

Threat	Key design elements
Forestry blocks	a. Some highly visible areas should be avoided for forestry planting; for other areas there should be careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. Forestry blocks should be carefully located so that when trees have matured they visually sympathise with and emphasise underlying ridges and gullies rather than create new unnatural lines or rectangular patterns. c. Rather than forestry establishment following the straight edges of property boundaries, landowners should be encouraged to pay attention to the landforms and vegetation patterns that exist. d. Large blocks of single aged monocultures should be discouraged, replaced by smaller compartments that can be harvested over a staggered timeframe, thereby reducing the adverse environmental effects occurring at this stage of the forest growing cycle. e. Encourage the provision of appropriate edge planting. f. See ~~A3.4.2 Appendix A11~~ {NatEnv cl.16} for design guidelines for forestry blocks.

A5.3.9 Lawyers Head

A5.3.9.1 Description of area

Lawyers Head area comprises the basalt headland, cliffs and associated reefs.

The landform has been modified by the construction of John Wilson Drive, the golf course and car park, and by the planting of exotic grasses, however the coastal margins remain relatively unmodified. There are extensive patches of regenerating indigenous vegetation along the cliff tops.

The seaward edges of the headland retain fairly high geological and ecological naturalness, although water quality is diminished. It retains moderately high perceptual naturalness and wild and scenic value.

Part of the area is identified as a wāhi tūpuna. See Appendix A4.45.

A5.3.9.2 Values

- a. Basalt headland with cliffs and reefs.
- b. Indigenous vegetation where present.
- c. Values of significance to Manawhenua. See Appendix A4.45.

A5.3.9.3 Threats

- a. Buildings, structures and earthworks that detract from the natural character.
- b. Potential effects on water quality from stormwater, outflow from Tomahawk Lagoon and the Tahuna waste water treatment plant outfall.
- c. Sedimentation from runoff.

A5.3.9.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Any new buildings or structures in this area would very likely be a threat by creating significant adverse effects on natural character. b. If required, they should be sited so that they are not visible from public viewpoints. c. See A3.4.1 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. Shelterbelts in this area are very likely to be a threat by creating significant adverse effects on natural character. b. See A3.4.3 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for shelterbelts.

A5.3.10 Ocean View/Westwood

A5.3.10.1 Description of area

This area extends along the coast from Brighton to adjacent Island Park, and comprises a sandy beach backed by dunes. Whilst the geology of the surrounding hills is sedimentary, the area within the coastal environment is largely sandy marine deposits. A coastal terrace separates inland hill slopes from recent dunes. Several small streams bisect the dunes. These are likely to have been channelised by foredune development.

The beach is backed by marram grass covered dunes with scattered native and exotic scrub. There is moderately extensive regenerating indigenous vegetation behind the foredunes, including an important area of remnant pikao. The main road to Brighton runs along the back of the dunes and housing has been developed along this in ribbon form.

This area has been modified by human habitation, including roading, walking tracks, car parks and houses at the southern end of the area. It is occasionally visited by trail bike riders.

It has moderately low perceptual naturalness and a similar level of scenic value. The dunes and the beach-surf provide some wildness.

A5.3.10.2 Values

- a. Sandy beach and largely natural foredunes.
- b. Indigenous vegetation where present, including an important area of remnant pikao.
- c. Wildness value. Scenic value limited.

A5.3.10.3 Threats

- a. Buildings, structures or earthworks that detract from the natural character.
- b. Vegetation clearance.

A5.3.10.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See A3.4.1 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible locations, which includes most of this area. b. See A3.4.3 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for shelterbelts.
Mining	a. Any mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.
Forestry blocks	a. Highly visible locations should be avoided for forestry planting, which includes most of this area. b. See A3.4.2 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for forestry blocks.

A5.3.11 Pleasant River Estuary

A5.3.11.1 Description of area

Pleasant River Estuary occupies a valley within low coastal hills between State Highway 1 and the coast, and is protected from the ocean by a marram grass covered sand spit extending from the northern shore (located in Waitaki District). The surrounding hill country (typically gently sloping on top, falling more steeply to the estuary) is comprised of sedimentary rock and reaches elevations of around 60 - 80m, suggesting eroded marine terraces. The hills are generally under pasture cover and devoid of trees, although patches of indigenous scrub survive in a few places.

The estuary, which has various arms and a number of tributaries, is flanked by salt marsh and characterised by sinuous river channels winding through shallower sand flats. It has a high degree of naturalness, especially in the lower reaches of the estuary, and the ecological health is good. There is a relatively high percentage of indigenous salt marsh with the remainder in sandflats. There is ribbonwood and silver tussock in places around the perimeter.

Exotic grasses are evident around the perimeter and associated with reclaimed areas.

The estuary provides valuable habitat for a diversity of waterbirds, including threatened species and trans-equatorial migrants such as bar-tailed godwits. The edges provide suitable habitat for terrestrial invertebrates and lizards. It is a likely spawning area for finfish such as flounder and galaxiids.

The inland extent of the area is characterised by increased modification in the form of drainage and reclamation for improved pasture. The rural, undomesticated character of the surrounding hills is being modified by housing associated with the Tumai Coastal Sanctuary on the true right.

While some areas of the estuary have been modified by drainage and conversion to pasture, its geomorphological and hydrological integrity remains largely intact. It has a moderately high ecological value including a range of indigenous vegetation and provides valuable habitat for birds and fish. Its perceptual naturalness is compromised by drainage works and by residential development, but it has relatively high wild and scenic value.

A5.3.11.2 Values

- a. Extensive, relatively unmodified wetlands, salt marsh and sandflats through most of the area, in good ecological health.
- b. High degree of naturalness, especially in the lower reaches of the estuary.
- c. Indigenous vegetation.
- d. Waterbird habitat, including for threatened species and trans-equatorial migrants such as bar-tailed godwits.
- e. Habitat for terrestrial invertebrates and lizards at edges of estuary.

A5.3.11.3 Threats

- a. Buildings, structures or earthworks that detract from the natural character.
- b. Reclamation.
- c. Runoff from farming, introduced weeds, nutrient pollution, stock grazing.
- d. Nutrient and sediment runoff affecting water quality.

A5.3.11.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See A3.4.1 Appendix A11 {NatEnv cl.16} for design guidelines for buildings and structures.

Threat	Key design elements
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible locations, which applies to most of this area. b. See A3.4.3 Appendix A11 {NatEnv cl.16} for design guidelines for shelterbelts.
Mining	a. Any mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an on-going basis with appropriate planting and restorative earthworks.
Forestry blocks	a. Highly visible areas should be avoided for forestry planting, which applies to most of this area. b. See A3.4.2 Appendix A11 {NatEnv cl.16} for design guidelines for forestry blocks.

A5.3.X Portobello Peninsula {Confirmed for addition - NatEnv 447.130}

A5.3.X.1 Description of area {NatEnv 447.130}

Portobello Peninsula, along with Goat Island/Rakiriri and Quarantine Island/Kamau Taurua, is an example of a ria coastline, with the pattern of headlands and islands formed by sea level rise and the drowning of valleys eroded by Otago Peninsula volcanic activity.

Whilst vegetation cover is largely modified and dominated by exotic grasses, the road reserve that runs along the side of the Portobello Peninsula facing the city (not beside the current road) is the only sea/land interface on the Otago Peninsula that retains original indigenous vegetation - in particular, grass trees, tree daisies and some ground orchids. There are very high terrestrial wildlife values present.

The adjacent intertidal and aquatic habitats have a moderately high degree of health.

Overall, Portobello Peninsula has moderately high wild and scenic quality. {NatEnv 447.130}

A5.3.X.2 Values {NatEnv 447.130}

- a. Ria coastline, with relatively unmodified hill slope and coastal processes.
- b. Moderate degree of tumultuous wildness through its steep topography.
- c. High scenic quality.
- d. Only sea/land interface on Otago Peninsula with original indigenous vegetation, including grass trees, tree daisies and ground orchids.
- e. Nesting site for little cormorant. Very high value for terrestrial wildlife. {NatEnv 447.130}

A5.3.X.3 Threats {NatEnv 447.130}

- a. Low threat from sedimentation and farming runoff.

- b. Factors which diminish natural character include buildings, structures (such as pylons) and earthworks (the road and farm tracks). **{NatEnv 447.130}**

A5.3.X.4 Key design elements to be required or encouraged {NatEnv 447.130}

Threat	Key design elements
<u>Buildings and structures</u>	a. <u>Structures should be designed with the intention of preserving or enhancing the natural character values.</u> b. <u>They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features.</u> c. <u>Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment.</u> d. <u>See Appendix A11 for design guidelines for buildings and structures.</u> {NatEnv 447.130}
<u>Roads and tracks</u>	a. <u>If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas.</u> b. <u>They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.</u> {NatEnv 447.130}

A5.3.12 Smaills Beach/Tomahawk

A5.3.12.1 Description of area

The area is defined by Lawyers Head to the west and Māori Head to the east, encompassing Tomahawk and Smaills Beaches. The suburb of Ocean Grove lies between Tomahawk Beach and Tomahawk Lagoon, which is a separate coastal character area. The geology of the hills surrounding the headlands is volcanic, and the beaches are backed by dunes.

The dunes are covered in marram grass and scattered native scrub. There is also wind shorn native scrub on the headlands.

Geological and hydrological processes are modified by human habitation and the presence of marram in the dune systems. These also modify the terrestrial and intertidal ecology, but the area is still important for wildlife. It has moderate perceptual naturalness and some sense of wildness. Smaills Beach is highly scenic, Tomahawk less so.

Part of the area is identified as a wāhi tūpuna. See Appendix A4.42.

A5.3.12.2 Values

- Active coastal sand system, although dune processes modified by exotic plant cover e.g. marram.
- Remnant and regenerating indigenous forest, with active replanting programme.
- Sealions and fur seals haul out occasionally. Pupping area for sealions. Roosting area for seabirds.
- Some wildness values and highly scenic at eastern (Smaills Beach) end.
- Values of significance to Manawhenua. See Appendix A4.42.

A5.3.12.3 Threats

- Buildings, structures or earthworks that detract from the natural character.
- Moderately low threat from sedimentation and farming runoff.
- Factors which diminish natural character include residential development, playing fields, earthworks (roads) and structures (e.g. gun emplacements).

A5.3.12.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	- Structures should be designed with the intention of preserving or enhancing the natural character values. - They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. - Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. - See A3-4-1 <u>Appendix A11</u> <i>{NatEnv cl.16}</i> for design guidelines for buildings and structures.
Roads and tracks	- If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. - They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Mining	Any mining activity, including sand mining, should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an on-going basis with appropriate planting and restorative works.

A5.3.13 Taieri Mouth North

A5.3.13.1 Description of area

The area encompasses a short stretch of coastline immediately north of Taieri Mouth. It is characterised by a series of coastal terraces of schist geology, with schist exposed in outcrops, and a sandy beach. The coastal environment is defined by the top of the first terrace back from the coastal highway. There is Aeolian and wave deposited sand in the lee of Moturata Island.

The landscape behind the beaches is characterised by pasture cover with exotic shelter plantings, and where gullies cut through the coastal terrace, by remnant or regenerating indigenous vegetation. The Taieri Mouth-Brighton Road forms a lineal connection running along the beach margin. Residential development is scattered along the road margins, mainly on the inland side. Vegetation along the beach margin is largely marram grass and tree lupin, with little evidence of any indigenous vegetation.

The geology of the area retains medium to high naturalness. The terrestrial ecology is modified by evidence of regenerating present indigenous vegetation. Aquatic and intertidal ecology is of medium to high health. The

perceptual naturalness of the area is moderately low, but it has some wild and scenic quality.

The area is identified as a wāhi tūpuna. See Appendices A4.59 and A4.60.

A5.3.13.2 Values

- a. Natural landforms.
- b. Indigenous vegetation, where present, supporting terrestrial invertebrates, lizards and bush birds.
- c. Shorebird habitat.
- d. Some wildness values. Moderate scenic quality.
- e. Values of significance to Manawhenua. See Appendices A4.59 and A4.60

A5.3.13.3 Threats

- a. Buildings, structures or earthworks that detract from the natural character.
- b. Sedimentation from farming runoff.
- c. Vegetation clearance.

A5.3.13.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See A3.4.1 Appendix A11 {NatEnv cl.16} for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See A3.4.3 Appendix A11 {NatEnv cl.16} for design guidelines for shelterbelts.

Threat	Key design elements
Mining	a. Any mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.
Forestry blocks	a. Highly visible locations should be avoided for forestry planting, which applies to most of this area. b. See A3.4.2 Appendix A11 {NatEnv cl.16} for design guidelines for forestry blocks.

A5.3.14 Tomahawk Lagoon

A5.3.14.1 Description of area

The Tomahawk lagoon consists of two shallow lagoons, joined by a narrow channel. The lagoon is brackish and there are small marshy areas adjacent in places. Urban development (involving reclamation) extends to the edge of the upper lagoon along its southern side. The upper margins are relatively natural.

The lagoon is a regionally significant wetland and is protected by QEII covenant. The margins are predominantly indigenous vegetation, including several threatened species.

Common planktonic algae are a feature of lagoon waters, with blooms common in warmer weather. There are nutrient inputs from farm run-off. Invertebrate communities typical of highly modified and enriched soft-bottom estuaries. There is a high diversity of indigenous water birds, including marsh and spotless crane, waders, gulls, waterfowl. The latter often present in high numbers.

While geological and hydrological values are low, the lagoon retains ecological integrity, particularly at the landward edges. While the estuarine life is modified by runoff, it is important habitat for waterfowl. The lagoon retains moderate perceptual naturalness and moderate wild and scenic value.

The area is identified as a wāhi tūpuna. See Appendix A4.42.

A5.3.14.2 Values

- Relatively natural upper margins of the lagoon.
- Regionally Significant Wetland.
- Indigenous vegetation, including several threatened species.
- High diversity of indigenous water birds, including marsh and spotless crane, waders, gulls, and waterfowl.
- Values of significance to Manawhenua. See Appendix A4.42.

A5.3.14.3 Threats

- Buildings, structures and earthworks that detract from the natural character. Roads, causeways, reclamation and canalisation drains are all earthworks which could negatively influence natural character.
- Effects on water quality from farm run-off.
- Vegetation clearance.

A5.3.14.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. Higher elevated areas are the most sensitive part in this regard. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See A3.4.1 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible locations, which applies to most of this area. Otherwise shelterbelts should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the area. b. See A3.4.3 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for shelterbelts.
Forestry blocks	a. Highly visible areas should be avoided for forestry planting, which applies to most of this area. b. See A3.4.2 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for forestry blocks.

A5.3.15 Tumai

A5.3.15.1 Description of area

The Tumai Coast runs from Pleasant River mouth south to the northern edge of Matanaka. It is comprised of low (up to approximately 100m) dissected hills, consisting of sedimentary rock which slopes toward the coast and terminates in cliffs up to approximately 40m high. The sandstone cliffs are mixed with sand/gravel beaches.

Different rock strata can be identified in the cliff faces and in places there are off-shore reefs present.

The land is under pasture and in a few places there are patches of scattered indigenous forest. There is no road access and no buildings within the identified coastal environment.

The area displays a moderately high level of naturalness in terms of geological and hydrological processes. The terrestrial ecology is significantly modified, but there is a high degree of integrity in the intertidal and subtidal zones. It has a high level of perceptual naturalness and high wild and scenic value.

A5.3.15.2 Values

- Essentially natural sandstone cliffs with mixed sand/gravel beaches and intertidal reefs.
- Indigenous vegetation where present.
- Moderate to high degree of wildness in the undomesticated sense. High scenic value.
- Values of significance to Manawhenua. See Appendix A4.1.

A5.3.15.3 Threats

- Buildings, structures or earthworks that detract from the natural character.
- Effects on water quality from farmland runoff.
- Sedimentation from farming runoff.

A5.3.15.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	- Structures should be designed with the intention of preserving or enhancing the natural character values. Higher elevated areas are the most sensitive parts of this landscape in this regard. - They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. - Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. - See A3.4.1 See Appendix A11 {NatEnv cl.16} for design guidelines for buildings and structures.
Roads and tracks	- If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. - They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	- If practically feasible, shelterbelt planting should avoid highly visible locations. Otherwise shelterbelts should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. - See A3.4.3 Appendix A11 {NatEnv cl.16} for design guidelines for shelterbelts.
Mining	Any mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible quarry surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.

Threat	Key design elements
Forestry blocks	a. Highly visible locations should be avoided for forestry planting. b. See ~~A3.4.2 Appendix A11~~ {NatEnv cl.16} for design guidelines for forestry blocks.

A5.3.16 Waikouaiti Beach

A5.3.16.1 Description of area

The crescent shaped Waikouaiti Beach runs from the Waikouaiti River mouth around towards Cornish Head. It is a low lying coastal environment comprised of gravel, sand and silt, and is flanked by raised marine terraces of similar material overlain by loess. The dunelands adjacent to the beach have been significantly modified by forestry as well as a large scale poultry farm. More natural dune forms dominate the southern end of the spit, modified by marram. Groynes have been placed at the end of the spit in an attempt to minimise erosion and maintain inlet stability.

Finfish are common offshore and occasionally targeted by commercial trawlers. A variety of species of dolphin are regular, albeit brief, visitors.

There is low indigenous vegetation cover. The presence of marram, lupin and pine, combined with structural works to create playing fields and other urban developments have compromised the geomorphic and ecological processes within this area to a significant extent. The intertidal and aquatic habitats have some ecological integrity. The area has low perceptual naturalness but some wild and scenic value.

A5.3.16.2 Values

- Natural dune forms at the southern end of the spit.
- Wildness and scenic qualities highest at the eastern spit and near Matanaka.
- Values of significance to Manawhenua. See Appendix A4.5.

A5.3.16.3 Threats

- Buildings, structures or earthworks that detract from the natural character.
- The beach has both wild and scenic qualities diminished by the presence of conifers and built development.

A5.3.16.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See ~~A3.4.1 Appendix A11~~ {NatEnv cl.16} for design guidelines for buildings and structures.

Threat	Key design elements
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the landscape. b. See A3.4.3 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for shelterbelts.
Mining	a. Any mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.
Forestry blocks	a. Highly visible locations should be avoided for forestry planting, which applies to most of this area. b. See A3.4.2 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for forestry blocks.

A5.3.17 Waikouaiti Estuary

A5.3.17.1 Description of area

This is a coastal lowland landscape encompassing the Waikouaiti River Estuary and associated river flats. The estuary is much modified by drainage and reclamation, particularly in the upper reaches. The margins adjacent to Karitane have been modified with shore erosion measures (seawalls, groynes).

While this area scores reasonably highly on perceptual naturalness, it is quite highly modified by human activities. The dune structure has been modified by marram and by earthworks to facilitate residential activities, and the terrestrial ecology is significantly modified as a consequence. The aquatic environment is least modified, resulting in a moderately high presence of wildlife.

There is a moderate percentage of indigenous salt marsh, approaching 40%. The remainder is largely sandflats. The estuary provides roosting and feeding habitat for a high diversity of waterbirds, including trans-equatorial migrants. Cockles are present and it is a likely spawning area for finfish such as flounder and galaxiids.

Water quantity is somewhat reduced by water abstraction upstream. Water quality is affected by point and non point source discharges from the surrounding farm and residential land. The ecological health of the estuary is under moderate threat from erosion, reclamation, farming runoff, introduced weeds, nutrient pollution and stock grazing. Earthworks have modified the character of the estuary through canalisation, reclamation, flood banks, the railway embankment and sewerage ponds.

The area is identified as a wāhi tūpuna. The estuary is also a Statutory Acknowledgment area. See Appendices A4.4 and A4.5.

The area has relatively low scenic value.

A5.3.17.2 Values

- a. High degree of naturalness, especially in the lower reaches of the estuary, with a moderate percentage of indigenous salt marsh.
- b. Roosting and feeding habitat for a high diversity of waterbirds, including trans-equatorial migrants.
- c. Likely spawning area for finfish such as flounder and galaxiids.
- d. Values of significance to Manawhenua. See Appendices A4.4 and A4.5.

A5.3.17.3 Threats

- a. Buildings, structures or earthworks that detract from the natural character.
- b. Effects on water quantity due to water abstraction upstream.
- c. Effects on water quality due to point and non point source discharges from the surrounding farm and residential land.
- d. Erosion, reclamation, farming runoff, introduced weeds, nutrient pollution and stock grazing affecting the ecological health of the estuary.
- e. Residential development, reclamation and drainage that domesticate the area.

A5.3.17.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures should be designed with the intention of preserving or enhancing the natural character values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See A3.4.1 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible areas, otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the area. b. See A3.4.3 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for shelterbelts.

Threat	Key design elements
Mining	a. Any mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting and restorative earthworks.
Forestry blocks	a. Highly visible locations should be avoided for forestry planting, which applies to most of this area. b. See A3-4-2 <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for forestry blocks.

A5.3.18 Warrington and Doctors Point Sandspits

A5.3.18.1 Description of area

This area encompasses the sand spits at Warrington and Doctors Point (on either side of the Blueskin Bay channel entrance), and Rabbit Island within Blueskin Bay. The Warrington spit is a depositional feature separating the estuary from the open ocean. The spit is characterised by an aggrading beach on the ocean side, and marram grass covered dunes with scattered groups of exotic trees on the estuary side. A sewage treatment plant, vehicular track and surf club building have been developed on it. The dunes have been levelled at the northern end of the spit for housing. The southern portion of Warrington Spit has no buildings, structures or earthworks to detract from its character. Doctors Point sandspit has no buildings or structures but has been slightly modified by roadways and tracks. There are no buildings or structures on Rabbit Island.

Warrington spit provides roosting habitat for shore birds. It is also a pupping area for sea lions.

The area is identified as a wāhi tūpuna. See Appendices A4.15 and A4.16.

While this area scores reasonably highly on perceptual naturalness, it is quite highly modified by human activities. The dune structure has been modified by marram and by earthworks to facilitate residential and associated activities, and its terrestrial ecology is significantly modified as a consequence. The aquatic environment is least modified resulting in a moderately high presence of wildlife.

A5.3.18.2 Values

- Roosting habitat for shore birds. Pupping area for sea lions.
- Breeding habitat on Rabbit Island and Doctors Point for red-billed gulls and white-fronted tern.
- Southern portion has no buildings, structures or earthworks to detract from its character. Doctors Point sandspit has no buildings or structures but has been slightly modified by roadways and tracks
- Values of significance to Manawhenua. See Appendix A4.15 and A4.16.

A5.3.18.3 Threats

- Buildings, structures or earthworks that detract from the natural character.
- Vegetation clearance.

A5.3.18.4 Key design elements to be required or encouraged

Threat	Key design elements
Buildings and structures	a. Structures in this location would be very likely to have an adverse effect on natural character values. If required, they should be designed with the intention of preserving or enhancing these values. b. They should be located with an awareness of being viewed from prominent public viewing points and utilise materials and colours which are in sympathy with surrounding natural features. c. Good design should relate to the specific character and location of each site, but general principles include ensuring building elevation and overall size are not too dominant; materials and their colours should be sympathetic to the surrounding environment; and planting schemes need to be of a scale and character appropriate to the coastal environment. d. See ~~A3.4.1~~ <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for buildings and structures.
Roads and tracks	a. If roads or tracks are required they should be carefully designed to be located in the least visually prominent areas. b. They should wherever possible follow contours rather than cut across them and construction activity should minimise the amount of cut and ensure this is not disposed of over downslopes in visually sensitive areas.
Shelterbelts	a. If practically feasible, shelterbelt planting should avoid highly visible locations, which applies to most of this area. Otherwise they should be located following a careful assessment of the underlying topography and existing natural features to ensure minimum impact on the visual integrity of the area. b. See ~~A3.4.3~~ <u>Appendix A11</u> {NatEnv cl.16} for design guidelines for shelterbelts.
Mining	a. Mining activities <u>activity</u> {PO cl.16} such as sand mining would be very likely to have a significant adverse effect on natural character values. If required, mining activity should be designed with an awareness of the visual quality of the setting. Wherever possible activities should be sited away from prominent viewing points; visible surface activity should be reduced as much as possible and the visual prominence of sites should be mitigated on an ongoing basis with appropriate planting.

A6. Hazardous Substances Quantity Limits

A6.1 Residential Activities and Residential, Smith Street and York Place and Schools Zones

1. Tables A6.1.1 - 6.1.9 specify the hazardous substances quantity limits for residential activities in all zones, and all activities in the residential zones, the Smith Street and York Place Zone and Schools Zone, except the following are exempt from the hazardous substances quantity limits:
 - a. the storage and use of hazardous substances for domestic purposes, associated with a lawfully established residential activity, excluding home occupation. The hazardous substance(s) must form part of a consumer product intended for domestic use. The product must be stored in the container or packaging in which it was sold, and used in accordance with the manufacturer's instructions;
 - b. the storage and use of fuel and other substances that are contained in the fuel system, electrical system or control system of motor vehicles, boats, aircraft and small engines; and
 - c. the storage and use of transformer cooling oils in electricity transformers.
2. ~~Unless otherwise stated, if a hazardous substance falls into more than one HSNO sub-class and is therefore controlled by more than one maximum permitted quantity threshold, the base or primary class will determine the maximum permitted quantity threshold. The base or primary class of a substance is the first classification listed beside any substance within the New Zealand Gazette Notice No. 35 as well as on all HSNO required labelling and signage. {PHS cl.16}~~
3. All volumes listed for quantity limits will be aggregated i.e as a permitted activity a site may hold the maximum threshold identified of each Class 1 plus Class 2 plus Class 3 and/or Class 4.1.3A-C plus Class 4.2A plus 4.3A etc.
4. Where the volume or weight of a hazardous substance is affected by the temperature and pressure at which it is stored, the volume or weight will be considered (for the purposes of the hazardous substance quantity limits) to be that present in conditions of 20°C and 101.3kPa.
5. The permitted quantity thresholds apply per site.

Table A6.1.1 Class 1 - Explosives

Substance		Quantity limit
Subclass 1.1A-G, J, L: Mass explosion hazard		
1.	Gunpowder and black powder	15kg
2.	Display fireworks	0
3.	Industrial explosives (e.g. TNT) and all other 1.1	0
Subclass 1.2B-L: Projection hazard		
4.	All	No thresholds
Subclass 1.3C, F-L: Fire and minor blast hazard		
5.	Smokeless ammunition reloading powder	15kg
Subclass 1.3C, F-L: Fire and minor blast hazard		
6.	Retail fireworks	No thresholds - refer to Hazardous Substances (Fireworks) Regulations 2001

Substance		Quantity limit
7.	All other 1.3	No thresholds
Subclass 1.4B-G, S: No significant hazard		
8.	Safety ammunition and flares	25kg
9.	Retail fireworks	No thresholds - refer to Hazardous Substances (Fireworks) Regulations 2001
10.	Sodium Azide	0
11.	All other 1.4	No thresholds
Subclass 1.5D: Very insensitive, with mass explosion hazard		
12.	All	No thresholds
Subclass 1.6N: Extremely insensitive, no mass explosion hazard		
13.	All	No thresholds

Table A6.1.2 Class 2 - Gases and aerosols

Substance		Quantity limit
Subclass 2NH: Non Hazardous		
1.	All	10m ³
Subclass 2.1.1A: High Hazard Flammable Gases		
2.	LPG (incl. propane-based refrigerant) in cylinders or multi-vessel tanks.	200kg Total Outdoor Storage Quantity
3.	LPG (incl. propane-based refrigerant) in below-ground or above-ground single vessel tanks	0
4.	LPG propane-based refrigerant in commercial receivers	0
5.	Acetylene	1m ³
6.	Hydrogen, methane and all other permanent gases	0
Subclass 2.1.1B: Medium hazard flammable gases		
7.	Anhydrous ammonia refrigerant	0
8.	All other 2.1.1B	No thresholds
Subclass 2.1.2A: Flammable aerosols		
9.	All	20 Litres

Table A6.1.3 Class 3 - Flammable liquids

Substance		Quantity limit
Subclass 3.1A Liquid: Very high hazard (flash point less than 23°C, initial boiling point less than 35°C)		
1.	Petrol (stored above-ground in containers with capacity less than 450 Litres but no storage in metal drums)	a. 10 Litres inside dwelling b. 50 Litres outside dwelling
2.	Petrol (stored above-ground in containers with capacity more than 450 Litres)	0
3.	Liquid petroleum fuels in below-ground single vessel tanks	0
4.	All other	0
Subclass 3.1B Liquid: High hazard (flash point less than 23°C, initial boiling point more than 35°C)		
5.	Liquid petroleum fuels in below-ground single vessel tanks	0
6.	Petrol plus any subclass 3.1B substance - cumulative total limit (no storage in metal drums)	a. 10 Litres inside dwelling b. 50 Litres outside dwelling
7.	All other - e.g. acetone, paint spray thinners, pure alcohol (stored above-ground in containers with capacity less than 450 Litres)	10 Litres
8.	All other - e.g. acetone, paint spray thinners, pure alcohol (stored above-ground in containers with capacity more than 450 Litres)	0
Subclass 3.1C Liquid: Medium hazard (flash point more than 23°C, but less than 35°C)		
9.	Liquid petroleum fuels in below-ground single vessel tanks	0
10.	All - kerosene, aviation kerosene (stored above-ground in containers with capacity less than 450 Litres)	a. 20 Litres inside dwelling b. 50 Litres outside dwelling
11.	All - kerosene, aviation kerosene (stored above-ground in containers with capacity more than 450 Litres)	0
Subclass 3.1D Liquid: Low hazard (flash point more than 60°C, but less than 93°C)		
12.	Liquid petroleum fuels in below-ground single vessel tanks	0
13.	All - e.g. diesel, petroleum, fuel oils (stored above-ground in containers with capacity less than 450 Litres)	a. 20 Litres inside dwelling b. 209 Litres outside dwelling
14.	All - e.g. diesel, petroleum, fuel oils (stored above-ground in containers with capacity more than 450 Litres)	a. Certified single skin tanks: 450 Litres b. Certified double skin tanks: 600 Litres c. Certified super vault tanks constructed to South Western Research Institute (SWRI) standards: 10,000 Litres
Subclass 3.2A, 3.2B, 3.2C: Liquid desensitised explosive - High, medium and low hazard		
15	All substances	0

Table A6.1.4 Class 4 - Flammable solids.

Substance		Quantity limit
All HSNO <u>hazardous substances</u> {PHS cl.16} sub-classes and hazard classifications		
1.	All substances	0

Table A6.1.5 Class 5 - Oxidising substances.

Substance		Quantity limit
Subclass 5.1.1A-C: Liquids and solids		
1.	All substances	10 Litres if liquid, 10kg if solid
Subclass 5.1.2A: Gases		
2.	Oxygen (except as stored and used in accordance with HSNO <u>and Hazardous Substances Regulations</u> {PHS cl.16} requirements within medical facilities	Subclass 5.5m ³
3.	Nitrous oxide (except as stored and used in accordance with HSNO <u>and Hazardous Substance Regulations</u> {PHS cl.16} requirements within medical facilities	0
4.	Chlorine	0
Subclass 5.2A-G: Organic Peroxide - Types A-G		
5.	All - e.g. MEKP Polyester resin catalyst	0.5 Litres

Table A6.1.6 Class 6 - Toxic substances.

Substance		Quantity limit
Subclass 6.1A-C: Acutely toxic		
1.	Anhydrous ammonia refrigerant	0
2.	Chlorine	0
3.	All other substances	0
Subclass 6.1D and E		
4.	Sodium chloride	5kg
5.	All other substances	1kg
Subclass 6.3A and B: Skin irritant		
6.	All	1kg
Subclass 6.4A: Eye irritant		
7.	Cement, hydrated lime and burnt lime	400kg
8.	Sodium chloride	5kg
9.	All others	1kg

Substance		Quantity limit
Subclass 6.5A and B: Respiratory and contact sensitizers		
10.	Cement, hydrated lime and burnt lime	400kg
11.	All others	1kg
Subclass 6.6A and B: Human mutagens		
12.	All	1kg
Subclass 6.7A and B: Carcinogens		
13.	All	1kg
Subclass 6.8A-C: Human reproductive or developmental toxicants		
14.	All	0
Subclass 6.9A and B: Substances affecting human target organs or systems		
15.	All	0

Table A6.1.7 Class 7 - Radioactive materials.

Substances	Quantity limit
All substances	Up to 100 times the quantities specified in the Type A transport package limit, as identified in the International Atomic Energy Agency (IAEA) Regulations for the Safe Transport of Radioactive Material. Examples include domestic smoke detectors, demonstration radioactive sources in school laboratories.

Note A6.1.7A - Other requirements outside of the District Plan

- These substances are controlled through the Radiation Protection Act 1965 rather than HSNO and Hazardous Substances Regulations. {PHS cl.16}

Table A6.1.8 Class 8 - Corrosives.

Substance		Quantity limit
Subclass 8.1A: Substances corrosive to metals		
1.	All	5 Litres
Subclass 8.2A-C: Substances corrosive to skin		
2.	Cement, hydrated lime and burnt lime	400kg
3.	All	5 Litres
Subclass 8.3A: Substances corrosive to the eye		
4.	Cement, hydrated lime and burnt lime	400kg
5.	All	5 Litres

Table A6.1.9 Class 9 - Ecotoxics.

Substance		Quantity limit
Subclass 9.1A-D: Aquatic ecotoxics and Subclass 9.2A-D: Soil ecotoxics		
1.	All substances in below ground tank storage	See base class thresholds.
2.	All substances in all other locations	0
Subclass 9.3A-C: Terrestrial vertebrate ecotoxics		
3.	All substances in all locations	See base class thresholds.
Subclass 9.4A-C: Terrestrial invertebrate ecotoxics		
4.	All substances in all locations	See base class thresholds.

A6.2 Commercial and Mixed Use, Industrial, Stadium, Moana Pool, Edgar Centre and Taieri Aerodrome Zones

1. Tables A6.2.1 - A6.2.9 specify the hazardous substances quantity limits for the commercial and **{PO cl.16}** mixed use (excluding Smith Street and York Place Zone), industrial, Stadium, Moana Pool, Edgar Centre and Taieri Aerodrome zones.
2. Except:
 - a. where any site within these zones contains residential activity the quantity limits for the residential zone, as specified in Appendix A6.1, apply.
 - b. the following are exempt from the hazardous substances quantity limits:
 - i. in the industrial zones, the transit and two-hour storage maximum of tracked hazardous substances transit and 72-hour storage maximum of non-tracked hazardous substances;
 - ii. the storage and use of hazardous substances for domestic purposes, associated with a lawfully established residential activity, excluding home occupation. The hazardous substance(s) must form part of a consumer product intended for domestic use. The product must be stored in the container or packaging in which it was sold, and used in accordance with the manufacturer's instructions;
 - iii. the storage and use of fuel and other substances that are contained in the fuel system, electrical system or control system of motor vehicles, boats, aircraft and small engines; and
 - iv. the storage and use of transformer cooling oils in electricity transformers.
3. ~~Unless otherwise stated, if a hazardous substance falls into more than one HSNO sub-class and is therefore controlled by more than one maximum permitted quantity threshold, the base or primary class will determine the maximum permitted quantity threshold. The base or primary class of a substance is the first classification listed beside any substance within the New Zealand Gazette Notice No. 35 as well as on all HSNO required labelling and signage. {PHS cl.16}~~
4. All volumes listed for quantity limits will be aggregated i.e as a permitted activity a site may hold the maximum threshold identified of each Class 1 plus Class 2 plus Class 3 and/or Class 4.1.3A-C plus Class 4.2A plus 4.3A etc.
5. Where the volume or weight of a hazardous substance is affected by the temperature and pressure at which it is stored, the volume or weight will be considered (for the purposes of the hazardous substance quantity limits) to be that present in conditions of 20°C and 101.3kPa.
6. The permitted quantity thresholds apply per site, except for in the commercial and mixed use and industrial zones, where the permitted quantity thresholds apply per hazardous sub-facility. Each hazardous sub-facility must be separated from any other hazardous sub-facility on the same site and meet the following locational requirements:
 - a. if located external to a building, the gazetted¹ or regulated controls¹ for "protected place high-intensity land-use" **{PHS cl.16}** and "public place low-intensity land-use" **{PHS cl.16}** apply, and the location is such that the "controlled zone" or tabled separation distances of each facility do not overlap; or
 - b. if permitted to be located inside a building by the gazetted¹ or regulated controls¹, or referenced standards pursuant to HSNO, then each hazardous sub-facility must be located in a separate fire cell.

¹ *New Zealand Gazette Notice 26 March 2004 – Issue No. 35 and Hazardous Substances (Classes 1-5 Controls) Regulations 2001 and HSNO (Classes 6, 8 and 9 Controls) Regulations 2001 Health and Safety at Work (Hazardous Substances) Regulations 2017 for work places and Hazardous Substances (Hazardous Property Controls) Notice 2017 for places that are not workplaces. {PHS cl.16}*

Table A6.2.1 Class 1 - Explosives.

Substance		Quantity limit
Subclass 1.1A-G, J, L: Mass explosion hazard		
1.	Gunpowder and black powder	15kg
2.	Display fireworks	0
3.	Industrial explosives (e.g. TNT) and all other Subclass 1.1	25kg
Subclass 1.2B-L: Projection hazard		
4.	All	No thresholds
Subclass 1.3C, F-L: Fire and minor blast hazard		
5.	Smokeless ammunition reloading powder	50kg
Subclass 1.3C, F-L: Fire and minor blast hazard		
6.	Retail fireworks	No thresholds - refer to Hazardous Substances (Fireworks) Regulations 2001
7.	All other Subclass 1.3	No thresholds
Subclass 1.4B-G, S: No significant hazard		
8.	Safety ammunition and flares	50kg
9.	Retail fireworks	No thresholds - refer to Hazardous Substances (Fireworks) Regulations 2001
10.	Sodium Azide	0
11.	All other Subclass 1.4	No thresholds
Subclass 1.5D: Very insensitive, with mass explosion hazard		
12.	All	No thresholds
Subclass 1.6N: Extremely insensitive, no mass explosion hazard		
13.	All	No thresholds

Table A6.2.2 Class 2 - Gases and aerosols.

Substance		Quantity limit
Subclass 2NH: Non Hazardous		
1.	All	200m ³
Subclass 2.1.1A: High Hazard Flammable Gases		
2.	LPG (incl. propane-based refrigerant) in cylinders or multi-vessel tanks.	450kg total outdoor storage quantity
3.	LPG (incl. propane-based refrigerant) in below-ground or above-ground single vessel tanks	0
4.	LPG propane-based refrigerant in commercial receivers	50kg

Substance		Quantity limit
5.	Acetylene	2m ³
6.	Hydrogen, methane and all other permanent gases	0
Subclass 2.1.1B: Medium hazard flammable gases		
7.	Anhydrous ammonia refrigerant	140kg
8.	All other Subclass 2.1.1B	No thresholds
Subclass 2.1.2A: Flammable aerosols		
9.	All	450 Litres

Table A6.2.3 Class 3 - Flammable liquids

Substance		Quantity limit
Subclass 3.1A Liquid: Very high hazard (flash point less than 23°C, initial boiling point less than 35°C)		
1.	Petrol (stored above-ground in containers with capacity less than 450 Litres)	a. 50 Litres (any storage except metal drums) b. 250 Litres (in dangerous goods cabinet approved to AS 1940) c. 420 Litres (in approved HSNO or Hazardous Substances Regulations {PHS cl.16} 'type' stores)
2.	Petrol (stored above-ground in containers with capacity more than 450 Litres)	a. Certified single skin tanks: 0 b. Certified double skin tanks: 600 Litres
3.	Liquid petroleum fuels in below-ground single vessel tanks	0
4.	All other (stored above-ground in containers with capacity less than 450 Litres)	50 Litres
5.	All other (stored above-ground in containers with capacity more than 450 Litres or stored below ground)	0
Subclass 3.1B Liquid: High hazard (flash point less than 23°C, initial boiling point more than 35°C)		
6.	Liquid petroleum fuels in below-ground single vessel tanks	0
7.	Petrol plus any subclass 3.1B substance - cumulative total limit (must not be stored in metal drums)	a. 10 Litres inside dwelling b. 50 Litres outside dwelling

Substance		Quantity limit
8.	All other - e.g. acetone, paint spray thinners, pure alcohol (stored above-ground in containers with capacity less than 450 Litres)	a. 10 Litres (any storage) b. 250 Litres (in dangerous goods cabinet approved to AS 1940) c. 450 Litres (in approved HSNO or Hazardous Substances Regulations {PHS cl.16} 'type' stores) d. ~~Large scale~~ ~~Retail~~ {PHS cl.16} activities <u>activity</u> {PO cl.16} 1500m ² or more in gross floor area {PHS cl.16} only: 1500 Litres in containers of up to 5 Litres each
9.	All other - e.g. acetone, paint spray thinners, pure alcohol (stored above-ground in containers with capacity more than 450 Litres)	0
Subclass 3.1A: petrol plus 3.1B		
10.	Petrol plus any 3.1B substance - cumulative total limit	a. 50 Litres (any storage except metal drums) b. 250 Litres (in dangerous goods cabinet approved to AS 1940) c. 420 Litres (in approved HSNO or Hazardous Substances Regulations {PHS cl.16} 'type' stores)
Subclass 3.1C Liquid: Medium hazard (flash point more than 23°C, but less than 35°C)		
11.	Liquid petroleum fuels in below-ground single vessel tanks	0
12.	All - kerosene, aviation kerosene ;(stored above-ground in containers with capacity less than 450 Litres)	a. 10 Litres (any storage) b. 250 Litres (in dangerous goods cabinet approved to AS 1940) c. 450 Litres (in approved HSNO or Hazardous Substances Regulations {PHS cl.16} 'type' stores) d. ~~Large scale~~ ~~Retail~~ activities <u>activity</u> 1500m ² or more in gross floor area {PHS cl.16} only: 1500 Litres in containers of up to 5 Litres each
13.	All - kerosene, aviation kerosene (stored above-ground in containers with capacity more than 450 Litres)	a. Certified single skin tanks: 450 Litres b. Certified double skin tanks: 2000 Litres
Subclass 3.1D Liquid: Low hazard (flash point more than 60°C, but less than 93°C)		
14.	Liquid petroleum fuels in below-ground single vessel tanks	0
15.	All - e.g. diesel, petroleum, fuel oils ;(stored above-ground in containers with capacity less than 450 Litres)	a. 20 Litres inside dwelling b. 209 Litres outside dwelling

Substance		Quantity limit
16.	All - e.g. diesel, petroleum, fuel oils ;(stored above-ground in containers with capacity more than 450 Litres)	a. Certified single skin tanks: 450 Litres b. Certified double skin tanks: 2000 Litres c. Certified super vault tanks constructed to South Western Research Institute (SWRI) standards: 10,000 Litres
Subclass 3.2A, 3.2B, 3.2C: Liquid desensitised explosive - High, medium and low hazard		
17.	All substances	0

¹ PHS cl.16: There is no 'Large Scale Retail Activity' in the Plan therefore provision amended to be consistent with the definition in the Dunedin City District Plan (2006)

Table A6.2.4 Class 4 - Flammable solids.

Substance		Quantity limit
Subclass 4.1.1A: Readily combustible solids and solids that may cause fire through friction (medium hazard)		
1.	All	50kg
Subclass 4.1.1B Readily combustible solids and solids that may cause fire through friction (low hazard)		
2.	All	500kg
Subclass 4.1.2A-B: Self reactive - Types A and B		
3.	All	50kg
Subclass 4.1.2C-G: Self reactive - Types C-G		
4.	All	500kg
Subclass 4.1.3A-C: Solid desensitized explosives		
5.	All	0
Subclass 4.2A-B: Spontaneously combustible - Pyrophoric substances (high hazard and self heating substances: medium hazard)		
6.	All	50kg
Subclass 4.2C: Spontaneously combustible (self heating substances: low hazard)		
7.	All	500kg
Subclass 4.3A-B: Solids that emit flammable gas when wet (high and medium hazard)		
8.	All	50kg
Subclass 4.3C: Solids that emit flammable gas when wet (low hazard)		
9.	All	500kg

Table A6.2.5 Class 5 - Oxidising substances.

Substance		Quantity limit
Subclass 5.1.1A-C: Liquids and solids		
1.	All substances	200 Litres if liquid, 200kg if solid
Subclass 5.1.2A: Gases		
2	Oxygen (except as stored and used in accordance with HSNO and Hazardous Substances Regulations {PHS cl.16} requirements within medical facilities	1000m ³
3.	Nitrous oxide (except as stored and used in accordance with HSNO and Hazardous Substances Regulations {PHS cl.16} requirements within medical facilities	30 times 8-gram nitrous oxide cartridges for catering purposes only
4.	Chlorine	0
Subclass 5.2A-G: Organic Peroxide - Types A-G		
5.	All - e.g. MEKP Polyester resin catalyst	16 Litres

Table A6.2.6 Class 6 - Toxic substances.

Substance		Quantity limit
Subclass 6.1A-C: Acutely toxic		
1.	Anhydrous ammonia refrigerant	140kg
2.	Chlorine	0
3.	All other substances	20 Litres if liquid, 20kg if solid
Subclass 6.1D and E		
4.	Sodium chloride	200kg
5.	All other substances	200kg
Subclass 6.3A and B: Skin irritant		
6	All	2000kg
Subclass 6.4A: Eye irritant		
7.	Cement, hydrated lime and burnt lime	50 Tonne
8.	Sodium chloride	200kg
9.	All others	2000kg
Subclass 6.5A and B: Respiratory and contact sensitizers		
10.	Cement, hydrated lime and burnt lime	50 Tonne
11.	All others	2000kg
Subclass 6.6A and B: Human mutagens		
12.	All	2000kg

Substance		Quantity limit
Subclass 6.7A and B: Carcinogens		
13.	All	200kg
Subclass 6.8A-C: Human reproductive or developmental toxicants		
14.	All	0
Subclass 6.9A and B: Substances affecting human target organs or systems		
15.	All	0

Table A6.2.7 Class 7 - Radioactive materials.

Substances	Quantity limit
1. All substances	Up to 100 times the quantities specified in the Type A transport package limit, as identified in the International Atomic Energy Agency (IAEA) Regulations for the Safe Transport of Radioactive Material. Examples include domestic smoke detectors, demonstration radioactive sources in school laboratories.

Note A6.2.7A - General advice

- These substances are controlled through the Radiation Protection Act 1965 rather than HSNO and Hazardous Substances Regulations. **{PHS cl.16}**

Table A6.2.8 Class 8 - Corrosives.

Substance		Quantity limit
Subclass 8.1A: Substances corrosive to metals		
1.	All	1000 Litres
Subclass 8.2A-C: Substances corrosive to skin		
2.	Cement, hydrated lime and burnt lime	50 Tonne
3.	All	1000 Litres
Subclass 8.3A: Substances corrosive to the eye		
4.	Cement, hydrated lime and burnt lime	50 Tonne
5.	All	1000 Litres

Table A6.2.9 Class 9 - Ecotoxics.

Substance		Quantity limit
Subclass 9.1A-D: Aquatic ecotoxics and 9.2A-D: Soil ecotoxics		
1.	All substances in below ground tank storage	See base class thresholds.
2.	All substances in all other locations	0
Subclass 9.3A-C: Terrestrial vertebrate ecotoxics		
3.	All substances in all locations	See base class thresholds.
Subclass 9.4A-C: Terrestrial invertebrate ecotoxics		
4.	All substances in all locations	See base class thresholds.

A6.3 Dunedin Hospital, Campus, Otago Museum and Invermay and Hercus Zones

1. Tables A6.3.1 - A6.3.9 specify the hazardous substances quantity limits for the Dunedin Hospital, Campus, Otago Museum and Invermay and Hercus zones.
2. Except:
 - a. where any site within these zones contains residential activity the quantity limits for the residential zone, as specified in Appendix A6.1, apply.
 - b. the following are exempt from the hazardous substances quantity limits:
 - i. in the industrial zones, the transit and two-hour storage maximum of tracked hazardous substances transit and 72-hour storage maximum of non-tracked hazardous substances;
 - ii. the storage and use of hazardous substances for domestic purposes, associated with a lawfully established residential activity, excluding home occupation. The hazardous substance(s) must form part of a consumer product intended for domestic use. The product must be stored in the container or packaging in which it was sold, and used in accordance with the manufacturer's instructions;
 - iii. the storage and use of fuel and other substances that are contained in the fuel system, electrical system or control system of motor vehicles, boats, aircraft and small engines; and
 - iv. the storage and use of transformer cooling oils in electricity transformers.
3. ~~Unless otherwise stated, if a hazardous substance falls into more than one HSNO sub-class and is therefore controlled by more than one maximum permitted quantity threshold, the base or primary class will determine the maximum permitted quantity threshold. The base or primary class of a substance is the first classification listed beside any substance within the New Zealand Gazette Notice No. 35 as well as on all HSNO required labelling and signage. {PHS cl.16}~~
4. All volumes listed for quantity limits will be aggregated i.e. as a permitted activity a site may hold the maximum threshold identified of each Class 1 plus Class 2 plus Class 3 and/or Class 4.1.3A-C plus Class 4.2A plus 4.3A etc.
5. Where the volume or weight of a hazardous substance is affected by the temperature and pressure at which it is stored, the volume or weight will be considered (for the purposes of the hazardous substance quantity limits) to be that present in conditions of 20°C and 101.3kPa.
6. The permitted quantity thresholds apply per site, except for in the Campus Zone, where the permitted quantity thresholds apply per hazardous sub-facility. Each hazardous sub-facility must be separated from any other hazardous sub-facility on the same site and meet the following locational requirements:
 - a. if located external to a building, the gazetted¹ or regulated controls¹ for "protected place high-intensity land-use" **{PHS cl.16}** and "public place low-intensity land-use" **{PHS cl.16}** apply, and the location is such that the "controlled zone" or tabled separation distances of each facility do not overlap; or
 - b. if permitted to be located inside a building by the gazetted¹ or regulated controls¹, or referenced standards pursuant to HSNO, then each hazardous sub-facility must be located in a separate fire cell.

¹ ~~New Zealand Gazette Notice 26 March 2004 – Issue No. 35 and Hazardous Substances (Classes 1-5 Controls) Regulations 2001 and HSNO (Classes 6, 8 and 9 Controls) Regulations 2001~~ Health and Safety at Work (Hazardous Substances) Regulations 2017 for work places and Hazardous Substances (Hazardous Property Controls) Notice 2017 for places that are not workplaces. {PHS cl.16}

Table A6.3.1 Class 1 - Explosives

Substance		Quantity limit
Subclass 1.1A-G, J, L: Mass explosion hazard		
1.	Gunpowder and black powder	0
2.	Display fireworks	0
3.	Industrial explosives (e.g. TNT) and all other Subclass 1.1	0
Subclass 1.2B-L: Projection hazard		
4.	All	No thresholds
Subclass 1.3C, F-L: Fire and minor blast hazard		
5.	Smokeless ammunition reloading powder	0
Subclass 1.3C, F-L: Fire and minor blast hazard		
6.	Retail fireworks	No thresholds - refer to Hazardous Substances (Fireworks) Regulations 2001
7.	All other Subclass 1.3	No thresholds
Subclass 1.4B-G, S: No significant hazard		
8.	Safety ammunition and flares	5kg
9.	Retail fireworks	No thresholds - refer to Hazardous Substances (Fireworks) Regulations 2001
10.	Sodium Azide	0
11.	All other Subclass 1.4	No thresholds
Subclass 1.5D: Very insensitive, with mass explosion hazard		
12.	All	No thresholds
Subclass 1.6N: Extremely insensitive, no mass explosion hazard		
13.	All	No thresholds

Table A6.3.2 Class 2 - Gases and aerosols.

Substance		Quantity limit
Subclass 2NH: Non Hazardous		
1.	All	a. 200m ³ b. 500 Litres of non-flammable, non-toxic cryogenic liquids stored in accordance with AS1894:1997
Subclass 2.1.1A: High Hazard Flammable Gases		
2.	LPG (incl. propane-based refrigerant) in cylinders or multi-vessel tanks	450kg total outdoor storage quantity

Substance		Quantity limit
3.	LPG (incl. propane-based refrigerant) in below-ground or above-ground single vessel tanks	0
4.	LPG propane-based refrigerant in commercial receivers	50kg
5.	Acetylene	30m ³
6.	Hydrogen, methane and all other permanent gases	30m ³
Subclass 2.1.1B: Medium hazard flammable gases		
7.	Anhydrous ammonia refrigerant	0
8.	All other 2.1.1B	No thresholds
Subclass 2.1.2A: Flammable aerosols		
9.	All	450 Litres

Table A6.3.3 Class 3 - Flammable liquids

Substance		Quantity limit
Subclass 3.1A Liquid: Very high hazard (flash point less than 23°C, initial boiling point less than 35°C)		
1.	Petrol (stored above-ground in containers with capacity less than 450 Litres)	a. 2000 Litres
2.	Petrol (stored above-ground in containers with capacity more than 450 Litres)	a. Certified single skin tanks: 0 b. Certified double skin tanks: 600 Litres
3.	Liquid petroleum fuels in below-ground single vessel tanks	0
4.	All other (stored above-ground in containers with capacity less than 450 Litres)	50 Litres
5.	All other (stored above-ground in containers with capacity more than 450 Litres or stored below ground)	0
Subclass 3.1B Liquid: High hazard (flash point less than 23°C, initial boiling point more than 35°C)		
6.	Liquid petroleum fuels in below-ground single vessel tanks	0
7.	All other - e.g. acetone, paint spray thinners, pure alcohol (stored above-ground in containers with capacity less than 450 Litres)	a. 10 Litres (any storage) b. 250 Litres (in dangerous goods cabinet approved to AS 1940) c. 450 Litres (in approved HSNO or Hazardous Substances Regulations {PHS cl.16} 'type' stores) d. ~~Large scale r~~ Retail {PHS cl.16} activities activity {PO cl.16} 1500m ² or more in gross floor area {PHS cl.16} only: 1500 Litres in containers of up to 5 Litres each

Substance		Quantity limit
8.	All other - e.g. acetone, paint spray thinners, pure alcohol (stored above-ground in containers with capacity more than 450 Litres)	0
Subclass 3.1A: Petrol plus Subclass 3.1B		
9.	Petrol plus any Subclass 3.1B substance - cumulative total limit	a. 2000 Litres
Subclass 3.1C Liquid: Medium hazard (flash point more than 23°C, but less than 35°C)		
10.	Liquid petroleum fuels in below-ground single vessel tanks	0
11.	All - kerosene, aviation kerosene (stored above-ground in containers with capacity less than 450 Litres)	a. 10 Litres (any storage) b. 250 Litres (in dangerous goods cabinet approved to AS 1940) c. 450 Litres (in approved HSNO or Hazardous Substances Regulations {PHS cl.16} 'type' stores) d. ~~Large scale~~ ~~Retail activities~~ activity 1500m ² or more in gross floor area {PHS cl.16} only: 1500 Litres in containers of up to 5 Litres each
12.	All - kerosene, aviation kerosene (stored above-ground in containers with capacity more than 450 Litres)	a. Certified single skin tanks: 450 Litres b. Certified double skin tanks: 2000 Litres
Subclass 3.1D Liquid: Low hazard (flash point more than 60°C, but less than 93°C)		
13.	Liquid petroleum fuels in below-ground single vessel tanks	0
14.	All - e.g. diesel, petroleum, fuel oils (stored above-ground in containers with capacity less than 450 Litres)	450 Litres
15.	All - e.g. diesel, petroleum, fuel oils (stored above-ground in containers with capacity more than 450 Litres)	a. Certified single skin tanks: 450 Litres b. Certified double skin tanks: 2000 Litres c. Certified super vault tanks constructed to south western research institute (SWRI) standards: 10,000 Litres
Subclass 3.2A, Subclass 3.2B, Subclass 3.2C: Liquid desensitised explosive - High, medium and low hazard		
16.	All substances	0

Table A6.3.4 Class 4 - Flammable solids.

Substance		Quantity limit
Subclass 4.1.1A: Readily combustible solids and solids that may cause fire through friction (medium hazard)		
1.	All	50kg
Subclass 4.1.1B Readily combustible solids and solids that may cause fire through friction (low hazard)		
2.	All	500kg
Subclass 4.1.2A-B: Self reactive - Types A and B		
3.	All	50kg
Subclass 4.1.2C-G: Self reactive - Types C-G		
4.	All	500kg
Subclass 4.1.3A-C: Solid desensitized explosives		
5.	All	5kg
Subclass 4.2A-B: Spontaneously combustible - Pyrophoric substances (high hazard and self heating substances: medium hazard)		
6.	All	50kg
Subclass 4.2C: Spontaneously combustible (self heating substances: low hazard)		
7.	All	500kg
Subclass 4.3A-B: Solids that emit flammable gas when wet (high and medium hazard)		
8.	All	50kg
Subclass 4.3C: Solids that emit flammable gas when wet (low hazard)		
9.	All	500kg

Table A6.3.5 Class 5 - Oxidising substances.

Substance		Quantity limit
Subclass 5.1.1A-C: Liquids and solids		
1.	All substances	200 Litres if liquid, 200kg if solid
Subclass 5.1.2A: Gases		
2.	Oxygen (except as stored and used in accordance with HSNO and Hazardous Substances Regulations { PHS cl.16 } requirements within medical facilities	500m ³
3.	Nitrous oxide (except as stored and used in accordance with HSNO and Hazardous Substances Regulations { PHS cl.16 } requirements within medical facilities	0
4.	Chlorine	0
Subclass 5.2A-G: Organic Peroxide - Types A-G		

Substance	Quantity limit
5. All - e.g. MEKP Polyester resin catalyst	0.5 Litres

Table A6.3.6 Class 6 - Toxic substances.

Substance	Quantity limit
Subclass 6.1A-C: Acutely toxic	
1. Anhydrous ammonia refrigerant	0
2. Chlorine	0
3. All other substances	20 Litres if liquid, 20kg if solid
Subclass 6.1D and E	
4. Sodium chloride	1000kg
5. All other substances	1000kg
Subclass 6.3A and B: Skin irritant	
6. All	1000kg
Subclass 6.4A: Eye irritant	
7. Cement, hydrated lime and burnt lime	1000kg
8. Sodium chloride	1000kg
9. All others	1000kg
Subclass 6.5A and B: Respiratory and contact sensitizers	
10. Cement, hydrated lime and burnt lime	1000kg
11. All others	1000kg
Subclass 6.6A and B: Human mutagens	
12. All	1000kg
Subclass 6.7A and B: Carcinogens	
13. All	1000kg
Subclass 6.8A-C: Human reproductive or developmental toxicants	
14. All	0
Subclass 6.9A and B: Substances affecting human target organs or systems	
15. All	0

Table A6.3.7 Class 7 - Radioactive materials.

Substances	Quantity limit
1. All substances	Up to 100 times the quantities specified in the Type A transport package limit, as identified in the International Atomic Energy Agency (IAEA) Regulations for the Safe Transport of Radioactive Material. Examples include domestic smoke detectors, demonstration radioactive sources in school laboratories.

Note A6.3.7A - General advice

- These substances are controlled through the Radiation Protection Act 1965 rather than HSNO and Hazardous Substances Regulations. **{PHS cl.16}**

Table A6.3.8 Class 8 - Corrosives.

Substance	Quantity limit
Subclass 8.1A: Substances corrosive to metals	
1. All	1000 Litres
Subclass 8.2A-C: Substances corrosive to skin	
2. Cement, hydrated lime and burnt lime	1000kg
3. All	1000 Litres
Subclass 8.3A: Substances corrosive to the eye	
4. Cement, hydrated lime and burnt lime	1000kg
5. All	1000 Litres

Table A6.3.9 Class 9 - Ecotoxics.

Substance	Quantity limit
Subclass 9.1A-D: Aquatic ecotoxics and Subclass 9.2A-D: Soil ecotoxics	
1. All substances in below ground tank storage	See base class thresholds.
2. All substances in all other locations	0
Subclass 9.3A-C: Terrestrial vertebrate ecotoxics	
3. All substances in all locations	See base class thresholds.
Subclass 9.4A-C: Terrestrial invertebrate ecotoxics	
4. All substances in all locations	See base class thresholds.

A6.4 Recreation, Rural and Rural Residential and Dunedin Botanic Garden Zones

1. Tables A6.4.1 - A6.4.9 specify the hazardous substances quantity limits for the recreation, rural, rural residential and Dunedin Botanic Garden zones.
2. Except:
 - a. where any site within the recreation and Dunedin Botanic Garden zones contains residential activity the quantity limits for the residential zone, as specified in Appendix A6.1, apply.
 - b. where any site within the rural and rural residential zones contain residential activity, the quantity limits for the residential zone apply to the residential dwelling and curtilage only.
 - c. the following are exempt from the hazardous substances quantity limits:
 - i. in the rural and rural residential zones:
 1. the storage and use of agrichemicals in accordance with NZS8409:2004;
 2. the storage and use of class 3 fuels in accordance with the Environmental Protection Agency's Approved Practice Guide for Above-Ground Fuel Storage on Farms, September 2010.
 3. the storage and use of fertiliser in accordance with the following:
 1. Fertiliser (Corrosive) Group Standard HSR002569;
 2. Fertiliser (Oxidising) Group Standard HSR002570;
 3. Fertiliser (Subsidiary Hazard) Group Standard HSR002571;
 4. Fertiliser (Toxic) Group Standard HSR002572; and
 5. Fert Research's Code of Practice for Nutrient Management 2007.
 - ii. the storage and use of hazardous substances for domestic purposes, associated with a lawfully established residential activity, excluding home occupation. The hazardous substance(s) must form part of a consumer product intended for domestic use. The product must be stored in the container or packaging in which it was sold, and used in accordance with the manufacturer's instructions;
 - iii. the storage and use of fuel and other substances that are contained in the fuel system, electrical system or control system of motor vehicles, boats, aircraft and small engines; and
 - iv. the storage and use of transformer cooling oils in electricity transformers.
3. ~~Unless otherwise stated, if a hazardous substance falls into more than one HSNO sub-class and is therefore controlled by more than one maximum permitted quantity threshold, the base or primary class will determine the maximum permitted quantity threshold. The base or primary class of a substance is the first classification listed beside any substance within the New Zealand Gazette Notice No. 35 as well as on all HSNO required labelling and signage. {PHS cl.16}~~
4. All volumes listed for quantity limits will be aggregated i.e. as a permitted activity a site may hold the maximum threshold identified of each Class 1 plus Class 2 plus Class 3 and/or Class 4.1.3A-C plus Class 4.2A plus 4.3A etc.
5. Where the volume or weight of a hazardous substance is affected by the temperature and pressure at which it is stored, the volume or weight will be considered (for the purposes of the hazardous substance quantity limits) to be that present in conditions of 20°C and 101.3kPa.
6. The permitted quantity thresholds apply per site, except for forestry and timber treatment in the rural and rural residential zones, where the permitted quantity thresholds apply per hazardous sub-facility. Each hazardous sub-facility must be separated from any other hazardous sub-facility on the same site and meet the following

locational requirements:

- a. if located external to a building, the gazetted¹ or regulated controls¹ for "protected place high intensity land-use" **{PHS cl.16}** and "public place low intensity land-use" **{PHS cl.16}** apply, and the location is such that the "controlled zone" or tabled separation distances of each facility do not overlap; or
- b. if permitted to be located inside a building by the gazetted¹ or regulated controls¹, or referenced standards pursuant to HSNO, then each hazardous sub-facility must be located in a separate fire cell.

¹ *New Zealand Gazette Notice 26 March 2004 – Issue No. 35 and Hazardous Substances (Classes 1-5 Controls) Regulations 2001 and HSNO (Classes 6, 8 and 9 Controls) Regulations 2001 Health and Safety at Work (Hazardous Substances) Regulations 2017 for work places and Hazardous Substances (Hazardous Property Controls) Notice 2017 for places that are not workplaces. {PHS cl.16}*

Table A6.4.1 Class 1 - Explosives.

Substance		Quantity limit
Subclass 1.1A-G, J, L: Mass explosion hazard		
1.	Gunpowder and black powder (excluding forestry and timber treatment)	15kg (except forestry and timber treatment)
2.	Gunpowder and black powder (forestry and timber treatment only)	0
3.	Display fireworks	0
4.	Industrial explosives (e.g. TNT) and all other Subclass 1.1	25kg
Subclass 1.2B-L: Projection hazard		
5.	All	No thresholds
Subclass 1.3C, F-L: Fire and minor blast hazard		
6.	Smokeless ammunition reloading powder	15kg
Subclass 1.3C, F-L: Fire and minor blast hazard		
7.	Retail fireworks	No thresholds - refer to Hazardous Substances (Fireworks) Regulations 2001
8.	All other Subclass 1.3	No thresholds
Subclass 1.4B-G, S: No significant hazard		
9.	Safety ammunition and flares (excluding forestry and timber treatment)	25kg
10.	Safety ammunition and flares (forestry and timber treatment only)	15kg
11.	Retail fireworks	No thresholds - refer to Hazardous Substances (Fireworks) Regulations 2001
12.	Sodium Azide	0
13.	All other Subclass 1.4	No thresholds
Subclass 1.5D: Very insensitive, with mass explosion hazard		

Substance		Quantity limit
14.	All	No thresholds
Subclass 1.6N: Extremely insensitive, no mass explosion hazard		
15.	All	No thresholds

Table A6.4.2 Class 2 - Gases and aerosols.

Substance		Quantity limit
Subclass 2NH: Non Hazardous		
1.	All	200m ³
Subclass 2.1.1A: High Hazard Flammable Gases		
2.	LPG (incl. propane-based refrigerant) in cylinders or multi-vessel tanks.	450kg Total Outdoor Storage Quantity
3.	LPG (incl. propane-based refrigerant) in below-ground or above-ground single vessel tanks	0
4.	LPG propane-based refrigerant in commercial receivers	50kg
5.	Acetylene	2m ³
6.	Hydrogen, methane and all other permanent gases (excluding forestry and timber treatment)	100m ³
7.	Hydrogen, methane and all other permanent gases (forestry and timber treatment only)	30m ³
Subclass 2.1.1B: Medium hazard flammable gases		
8.	Anhydrous ammonia refrigerant	0
9.	All other 2.1.1B	No thresholds
Subclass 2.1.2A: Flammable aerosols		
10.	All	450 Litres

Table A6.4.3 Class 3 - Flammable liquids

Substance		Quantity limit
Subclass 3.1A Liquid: Very high hazard (flash point less than 23°C, initial boiling point less than 35°C)		
1.	Petrol (stored above-ground in containers with capacity less than 450 Litres for forestry and <u>rural industry</u> (timber treatment <u>activity activities</u> only) {PHS cl.16})	a. 50 Litres (any storage except metal drums) b. 250 Litres (in dangerous goods cabinet approved to AS 1940) c. 420 (in approved HSNO or <u>Hazardous Substances Regulations</u> {PHS cl.16} 'type' stores)
2.	Petrol (stored above-ground in containers with capacity less than 450 Litres for all other activities)	2000 Litres

Substance		Quantity limit
3.	Petrol (stored above-ground in containers with capacity more than 450 Litres for forestry and <u>rural industry</u> (timber treatment <u>activity</u> ~~activities~~ only) {PHS cl.16})	a. Certified single skin tanks: 0 b. Certified double skin tanks: 600 Litres
4.	Petrol (stored above-ground in containers with capacity more than 450 Litres for all other activities)	a. Certified single skin tanks: 0 b. Certified double skin tanks: 2000 Litres
5.	Liquid petroleum fuels in below-ground single vessel tanks	0
6.	All other (stored above-ground in containers with capacity less than 450 Litres)	50 Litres
7.	All other (stored above-ground in containers with capacity more than 450 Litres or stored below ground)	0
Subclass 3.1B Liquid: High hazard (flash point less than 23°C, initial boiling point more than 35°C)		
8.	Liquid petroleum fuels in below-ground single vessel tanks	0
9.	All other - e.g. acetone, paint spray thinners, pure alcohol (stored above-ground in containers with capacity less than 450 Litres)	a. 10 Litres (any storage) b. 250 Litres (in dangerous goods cabinet approved to AS 1940) c. 450 Litres (in approved HSNO or <u>Hazardous Substances Regulations</u> {PHS cl.16} 'type' stores) d. ~~Large scale~~ <u>Retail activities activity</u> {PO cl.16} <u>1500m² or more in gross floor area</u> {PHS cl.16} only: 1500 Litres in containers of up to 5 Litres each
10.	All other - e.g. acetone, paint spray thinners, pure alcohol (stored above-ground in containers with capacity more than 450 Litres)	0
Subclass 3.1A: petrol plus 3.1B		
11.	Petrol plus any 3.1B substance - cumulative total limit (forestry and timber treatment only)	a. 50 Litres (any storage except metal drums) b. 250 Litres (in dangerous goods cabinet approved to AS 1940) c. 420 Litres (in approved HSNO or <u>Hazardous Substances Regulations</u> {PHS cl.16} 'type' stores)
12.	Petrol plus any 3.1B substance - cumulative total limit (all other activities)	2000L
Subclass 3.1C Liquid: Medium hazard (flash point more than 23°C, but less than 35°C)		
13.	Liquid petroleum fuels in below-ground single vessel tanks	0

Substance		Quantity limit
14.	All - kerosene, aviation kerosene (stored above-ground in containers with capacity less than 450 Litres)	a. 10 Litres (any storage) b. 250 Litres (in dangerous goods cabinet approved to AS 1940) c. 450 Litres (in approved HSNO or Hazardous Substances Regulations {PHS cl.16} 'type' stores) d. Large scale ~~r~~ Retail activities activity 1500m ² or more in gross floor area {PHS cl.16} only: 1500 Litres in containers of up to 5 Litres each
15.	All - kerosene, aviation kerosene (stored above-ground in containers with capacity more than 450 Litres)	a. Certified single skin tanks: 450 Litres b. Certified double skin tanks: 2000 Litres
Subclass 3.1D Liquid: Low hazard (flash point more than 60°C, but less than 93°C)		
16.	Liquid petroleum fuels in below-ground single vessel tanks	0
17.	All - e.g. diesel, petroleum, fuel oils (stored above-ground in containers with capacity less than 450 Litres)	a. 450 Litres
18.	All - e.g. diesel, petroleum, fuel oils (stored above-ground in containers with capacity more than 450 Litres)	a. Certified single skin tanks: 450 Litres b. Certified double skin tanks: 2000 Litres c. Certified super vault tanks constructed to South Western Research Institute (SWRI) standards: 10,000 Litres
Subclass 3.2A, 3.2B, 3.2C: Liquid desensitised explosive - High, medium and low hazard		
19.	All substances	0

¹ **PHS cl.16:** Timber treatment is included within the definition for rural industry.

Table A6.4.4 Class 4 - Flammable solids.

Substance		Quantity limit
Subclass 4.1.1A: Readily combustible solids and solids that may cause fire through friction (medium hazard)		
1.	All	50kg
Subclass 4.1.1B Readily combustible solids and solids that may cause fire through friction (low hazard)		
2.	All	500kg
Subclass 4.1.2A-B: Self reactive - Types A and B		
3.	All	50kg
Subclass 4.1.2C-G: Self reactive - Types C-G		
4.	All	500kg
Subclass 4.1.3A-C: Solid desensitized explosives		

Substance		Quantity limit
5.	All	0
Subclass 4.2A-B: Spontaneously combustible - Pyrophoric substances (high hazard and self heating substances: medium hazard)		
6.	All	50kg
Subclass 4.2C: Spontaneously combustible (self heating substances: low hazard)		
7.	All	500kg
Subclass 4.3A-B: Solids that emit flammable gas when wet (high and medium hazard)		
8.	All	50kg
Subclass 4.3C: Solids that emit flammable gas when wet (low hazard)		
9.	All	500kg

Table A6.4.5 Class 5 - Oxidising substances.

Substance		Quantity limit
Subclass 5.1.1A-C: Liquids and solids		
1.	All substances (excluding forestry and timber treatment)	No threshold
2.	All substances (forestry and timber treatment only)	200 Litres if liquid, 200kg if solid
Subclass 5.1.2A: Gases		
3.	Oxygen (except as stored and used in accordance with HSNO and Hazardous Substances Regulations { PHS cl.16 } requirements within medical facilities)	200m ³
4.	Nitrous oxide (except as stored and used in accordance with HSNO and Hazardous Substances Regulations { PHS cl.16 } requirements within medical facilities)	0
5.	Chlorine	0
Subclass 5.2A-G: Organic Peroxide - Types A-G		
6.	All - e.g. MEKP Polyester resin catalyst	0.5 Litres

Table A6.4.6 Class 6 - Toxic substances.

Substance		Quantity limit
Subclass 6.1A-C: Acutely toxic		
1.	Anhydrous ammonia refrigerant	0
2.	Chlorine	0
3.	All other substances	20 Litres if liquid, 20kg if solid
Subclass 6.1D and E		
4.	Sodium chloride	1000kg

Substance		Quantity limit
5.	All other substances (excluding forestry and timber treatment)	200kg
6.	All other substances (forestry and timber treatment only)	1000kg
Subclass 6.3A and B: Skin irritant		
7.	All (excluding forestry and timber treatment)	2000kg
8.	All (forestry and timber treatment only)	1000kg
Subclass 6.4A: Eye irritant		
9.	Cement, hydrated lime and burnt lime	30 tonne
10.	Sodium chloride	1000kg
11.	All others	1000kg
Subclass 6.5A and B: Respiratory and contact sensitizers		
12.	Cement, hydrated lime and burnt lime	30 tonne
13.	All others (excluding forestry and timber treatment)	2000kg
14.	All others (forestry and timber treatment only)	1000kg
Subclass 6.6A and B: Human mutagens		
15.	All (excluding forestry and timber treatment)	2000kg
16.	All (forestry and timber treatment only)	1000kg
Subclass 6.7A and B: Carcinogens		
17.	All	200kg
18.	All (forestry and timber treatment only)	1000kg
Subclass 6.8A-C: Human reproductive or developmental toxicants		
19.	All	0
Subclass 6.9A and B: Substances affecting human target organs or systems		
20.	All	0

Table A6.4.7 Class 7 - Radioactive materials.

Substances		Quantity limit
1.	All substances	Up to 100 times the quantities specified in the Type A transport package limit, as identified in the International Atomic Energy Agency (IAEA) Regulations for the Safe Transport of Radioactive Material. Examples include domestic smoke detectors, demonstration radioactive sources in school laboratories.

Note A6.4.7A - General advice

- These substances are controlled through the Radiation Protection Act 1965 rather than HSNO and Hazardous Substances Regulations. **{PHS cl.16}**

Table A6.4.8 Class 8 - Corrosives.

Substance		Quantity limit
Subclass 8.1A: Substances corrosive to metals		
1.	All (excluding forestry and timber treatment)	1000 Litres
2.	All (forestry and timber treatment only)	5000 Litres
Subclass 8.2A-C: Substances corrosive to skin		
3.	Cement, hydrated lime and burnt lime	50 Tonne
4.	All (excluding forestry and timber treatment)	1000 Litres
5.	All (forestry and timber treatment only)	5000 Litres
Subclass 8.3A: Substances corrosive to the eye		
6.	Cement, hydrated lime and burnt lime	50 Tonne
7.	All (excluding forestry and timber treatment)	1000 Litres
8.	All (forestry and timber treatment only)	5000 Litres

Table A6.4.9 Class 9 - Ecotoxics.

Substance		Quantity limit
Subclass 9.1A-D: Aquatic ecotoxics and 9.2A-D: Soil ecotoxics		
1.	All substances in below ground tank storage	See base class thresholds.
2.	All substances in all other locations	0
Subclass 9.3A-C: Terrestrial vertebrate ecotoxics		
3.	All substances in all locations	See base class thresholds.
Subclass 9.4A-C: Terrestrial invertebrate ecotoxics		
4.	All substances in all locations	See base class thresholds.

A6.5 Port Zone {Confirmed for deletion - PHS 85.1}

1. Tables A6.5.1 – A6.5.9 specify the hazardous substances quantity limits for the Port Zone. **{PHS 85.1}**
2. Except: **{PHS 85.1}**
 - a. the following are exempt from the hazardous substances quantity limits: **{PHS 85.1}**
 - i. the transit and two hour storage maximum of tracked hazardous substances transit and 72-hour storage maximum of non-tracked hazardous substances; **{PHS 85.1}**
 - ii. the storage of hazardous substances (excluding fixed installations) with either a Hazardous Substance Location Certificate or Transit Depot Certificate issued pursuant to the Hazardous Substances (Classes 1 to 5) Regulations 2001 and for Classes 6, 8, 9 in compliance with the HSNO Act 1996; **{PHS 85.1}**
 - iii. the storage and use of fuel and other substances that are contained in the fuel system, electrical system or control system of motor vehicles, boats, aircraft and small engines; and **{PHS 85.1}**
 - iv. the storage and use of transformer cooling oils in electricity transformers. **{PHS 85.1}**
3. Unless otherwise stated, if a hazardous substance falls into more than one HSNO sub-class and is therefore controlled by more than one maximum permitted quantity threshold, the base or primary class will determine the maximum permitted quantity threshold. The base or primary class of a substance is the first classification listed beside any substance within the New Zealand Gazette Notice No. 35 as well as on all HSNO required labelling and signage: **{PHS 85.1}**
4. All volumes listed for quantity limits will be aggregated i.e as a permitted activity a site may hold the maximum threshold identified of each Class 1 plus Class 2 plus Class 3 and/or Class 4.1.3A-C plus Class 4.2A plus 4.3A etc: **{PHS 85.1}**
5. Where the volume or weight of a hazardous substance is affected by the temperature and pressure at which it is stored, the volume or weight will be considered (for the purposes of the hazardous substance quantity limits) to be that present in conditions of 20°C and 101.3kPa: **{PHS 85.1}**
6. The permitted quantity thresholds apply per hazardous sub-facility. Each hazardous sub-facility must be separated from any other hazardous sub-facility on the same site and meet the following locational requirements: **{PHS 85.1}**
 - a. if located external to a building, the gazetted¹ or regulated controls¹ for "high intensity land use" and "low intensity land use" apply, and the location is such that the "controlled zone" or tabled separation distances of each facility do not overlap; or **{PHS 85.1}**
 - b. if permitted to be located inside a building by the gazetted¹ or regulated controls¹, or referenced standards pursuant to HSNO, then each hazardous sub-facility must be located in a separate fire cell. **{PHS 85.1}**

¹ New Zealand Gazette Notice 26 March 2004 – Issue No. 35 and Hazardous Substances (Classes 1-5 Controls) Regulations 2001 and HSNO (Classes 6, 8 and 9 Controls) Regulations 2001 **{PHS 85.1}**

Table A6.5.1 Class 1 – Explosives. {PHS 85.1}

Substance {PHS 85.1}		Quantity limit {PHS 85.1}
Subclass 1.1A-G, J, L: Mass explosion hazard {PHS 85.1}		
4.	Gunpowder and black powder {PHS 85.1}	0

Substance {PHS 85.1}		Quantity limit {PHS 85.1}
2-	Display fireworks {PHS 85.1}	0
3-	Industrial explosives (e.g. TNT) and all other Subclass 1.1 {PHS 85.1}	No threshold
Subclass 1.2B-L: Projection hazard {PHS 85.1}		
4-	All {PHS 85.1}	No threshold
Subclass 1.3C, F-L: Fire and minor blast hazard {PHS 85.1}		
5-	Smokeless ammunition-reloading powder {PHS 85.1}	No threshold
Subclass 1.3C, F-L: Fire and minor blast hazard {PHS 85.1}		
6-	Retail fireworks {PHS 85.1}	No thresholds – refer to Hazardous Substances (Fireworks) Regulations 2001
7-	All other Subclass 1.3 {PHS 85.1}	No thresholds
Subclass 1.4B-G, S: No significant hazard {PHS 85.1}		
8-	Safety ammunition and flares {PHS 85.1}	50kg
9-	Retail fireworks {PHS 85.1}	No thresholds – refer to Hazardous Substances (Fireworks) Regulations 2001
10-	Sodium Azide {PHS 85.1}	0
11-	All other Subclass 1.4 {PHS 85.1}	No thresholds
Subclass 1.5D: Very insensitive, with mass explosion hazard {PHS 85.1}		
12-	All {PHS 85.1}	No thresholds
Subclass 1.6N: Extremely insensitive, no mass explosion hazard {PHS 85.1}		
13-	All {PHS 85.1}	No thresholds

Table A6.5.2 Class 2 – Gases and aerosols. {PHS 85.1}

Substance {PHS 85.1}		Quantity limit {PHS 85.1}
Subclass 2NH: Non Hazardous {PHS 85.1}		
1-	All {PHS 85.1}	200m ³
Subclass 2.1.1A: High Hazard Flammable Gases {PHS 85.1}		
2-	LPG (incl. propane-based refrigerant) in cylinders or multi-vessel tanks {PHS 85.1}	600kg total outdoor storage quantity
3-	LPG (incl. propane-based refrigerant) in below-ground or above-ground single vessel tanks {PHS 85.1}	0
4-	LPG propane-based refrigerant in commercial receivers {PHS 85.1}	50kg

Substance {PHS 85.1}		Quantity limit {PHS 85.1}
5-	Acetylene {PHS 85.1}	30m ³
6-	Hydrogen, methane and all other permanent gases {PHS 85.1}	30m ³
Subclass 2.1.1B: Medium-hazard flammable gases {PHS 85.1}		
7-	Anhydrous ammonia-refrigerant {PHS 85.1}	140kg
8-	All other Subclass 2.1.1B {PHS 85.1}	No thresholds
Subclass 2.1.2A: Flammable aerosols {PHS 85.1}		
9-	All {PHS 85.1}	450 Litres

Table A6.5.3 Class 3 – Flammable liquids {PHS 85.1}

Substance {PHS 85.1}		Quantity limit {PHS 85.1}
Subclass 3.1A Liquid: Very high hazard (flash point less than 23°C, initial boiling point less than 35°C) {PHS 85.1}		
1-	Petrol (stored above-ground in containers with capacity less than 450 Litres but no storage in metal drums) {PHS 85.1}	a. 50 Litres (any storage except metal drums) b. 250 Litres (in dangerous goods cabinet approved to AS 1940) c. 420 Litres (in approved HSNO 'type' stores)
2-	Petrol (stored above-ground in containers with capacity more than 450 Litres but no storage in metal drums) {PHS 85.1}	a. Certified single-skin tanks: 0 b. Certified double-skin tanks: 600 Litres
3-	Liquid petroleum fuels in below-ground single-vessel tanks {PHS 85.1}	0
4-	All other (stored above-ground in containers with capacity less than 450 Litres) {PHS 85.1}	50 Litres
5-	All other (stored above-ground in containers with capacity more than 450 Litres or stored below-ground) {PHS 85.1}	0
Subclass 3.1B Liquid: High hazard (flash point less than 23°C, initial boiling point more than 35°C) {PHS 85.1}		
6-	Liquid petroleum fuels in below-ground single-vessel tanks {PHS 85.1}	0
7-	All other – e.g. acetone, paint spray thinners, pure alcohol (stored above-ground in containers with capacity less than 450 Litres) {PHS 85.1}	a. 10 Litres (any storage) b. 250 Litres (in dangerous goods cabinet approved to AS 1940) c. 450 Litres (in approved HSNO 'type' stores) d. Port is permitted to hold 1500 Litres in containers of up to 20L where a test location certificate is held.

Substance {PHS 85.1}		Quantity limit {PHS 85.1}
8.	All other – e.g. acetone, paint spray thinners, pure alcohol (stored above-ground in containers with capacity more than 450 Litres) {PHS 85.1}	0
Subclass 3.1A: Petrol plus Subclass 3.1B {PHS 85.1}		
9.	Petrol plus any Subclass 3.1B substance – cumulative total limit {PHS 85.1}	2000 Litres
Subclass 3.1C Liquid: Medium hazard (flash point more than 23°C, but less than 35°C) {PHS 85.1}		
10.	Liquid petroleum fuels in below-ground single vessel tanks {PHS 85.1}	0
11.	All – kerosene, aviation kerosene (stored above-ground in containers with capacity less than 450 Litres) {PHS 85.1}	a. 10 Litres (any storage) b. 250 Litres (in dangerous goods cabinet approved to AS 1940) c. 450 Litres (in approved HSNO 'type' stores) d. Large scale retail activities only: 1500 Litres in containers of up to 5 Litres each
12.	All – kerosene, aviation kerosene (stored above-ground in containers with capacity more than 450 Litres) {PHS 85.1}	a. Certified single skin tanks: 450 Litres b. Certified double skin tanks: 2000 Litres
Subclass 3.1D Liquid: Low hazard (flash point more than 60°C, but less than 93°C) {PHS 85.1}		
13.	Liquid petroleum fuels in below-ground single vessel tanks {PHS 85.1}	0
14.	All – e.g. diesel, petroleum, fuel oils (stored above-ground in containers with capacity less than 450 Litres) {PHS 85.1}	450 Litres
15.	All – e.g. diesel, petroleum, fuel oils (stored above-ground in containers with capacity more than 450 Litres) {PHS 85.1}	a. Certified single skin tanks: 450 Litres b. Certified double skin tanks: 2000 Litres c. Certified super vault tanks constructed to south-western research institute (SWRI) standards: 30,000 Litres
Subclass 3.2A, Subclass 3.2B, Subclass 3.2C: Liquid desensitised explosive – High, medium and low hazard {PHS 85.1}		
16.	All substances {PHS 85.1}	0

Table A6.5.4 Class 4 – Flammable solids. {PHS 85.1}

Substance {PHS 85.1}		Quantity limit {PHS 85.1}
Subclass 4.1.1A: Readily combustible solids and solids that may cause fire through friction (medium hazard) {PHS 85.1}		
1.	All {PHS 85.1}	50kg

Substance {PHS 85.1}		Quantity limit {PHS 85.1}
Subclass 4.1.1B Readily combustible solids and solids that may cause fire through friction (low hazard) {PHS 85.1}		
2. All {PHS 85.1}		500kg
Subclass 4.1.2A-B: Self reactive – Types A and B {PHS 85.1}		
3. All {PHS 85.1}		50kg
Subclass 4.1.2C-G: Self reactive – Types C-G {PHS 85.1}		
4. All {PHS 85.1}		500kg
Subclass 4.1.3A-C: Solid desensitized explosives {PHS 85.1}		
5. All {PHS 85.1}		0
Subclass 4.2A-B: Spontaneously combustible – Pyrophoric substances (high hazard and self heating substances: medium hazard) {PHS 85.1}		
6. All {PHS 85.1}		50kg
Subclass 4.2C: Spontaneously combustible (self heating substances: low hazard) {PHS 85.1}		
7. All {PHS 85.1}		500kg
Subclass 4.3A-B: Solids that emit flammable gas when wet (high and medium hazard) {PHS 85.1}		
8. All {PHS 85.1}		50kg
Subclass 4.3C: Solids that emit flammable gas when wet (low hazard) {PHS 85.1}		
9. All {PHS 85.1}		500kg

Table A6.5.5 Class 5 – Oxidising substances: {PHS 85.1}

Substance {PHS 85.1}		Quantity limit {PHS 85.1}
Subclass 5.1.1A-C: Liquids and solids {PHS 85.1}		
1. All substances {PHS 85.1}		200 Litres if liquid, 200kg if solid
Subclass 5.1.2A: Gases {PHS 85.1}		
2. Oxygen (except as stored and used in accordance with HSNO requirements within medical facilities {PHS 85.1})		200m ³
3. Nitrous oxide (except as stored and used in accordance with HSNO requirements within medical facilities {PHS 85.1})		0
4. Chlorine {PHS 85.1}		0
Subclass 5.2A-G: Organic Peroxide – Types A-G {PHS 85.1}		
5. All – e.g. MEKP Polyester resin catalyst {PHS 85.1}		0.5 Litres

Table A6.5.6 Class 6 - Toxic substances. {PHS 85.1}

Substance {PHS 85.1}		Quantity limit {PHS 85.1}
Subclass 6.1A-C: Acutely toxic {PHS 85.1}		
1-	Anhydrous ammonia-refrigerant {PHS 85.1}	140kg
2-	Chlorine {PHS 85.1}	0
3-	All other substances {PHS 85.1}	20-Litres if liquid, 20kg if solid
Subclass 6.1D and E {PHS 85.1}		
4-	Sodium chloride {PHS 85.1}	1000kg
5-	All other substances {PHS 85.1}	1000kg
Subclass 6.3A and B: Skin irritant {PHS 85.1}		
6-	All {PHS 85.1}	1000kg
Subclass 6.4A: Eye irritant {PHS 85.1}		
7-	Cement, hydrated lime and burnt lime {PHS 85.1}	100 Tonne
8-	Sodium chloride {PHS 85.1}	1000kg
9-	All others {PHS 85.1}	1000kg
Subclass 6.5A and B: Respiratory and contact sensitizers {PHS 85.1}		
10-	Cement, hydrated lime and burnt lime {PHS 85.1}	100 Tonne
11-	All others {PHS 85.1}	1000kg
Subclass 6.6A and B: Human mutagens {PHS 85.1}		
12-	All {PHS 85.1}	1000kg
Subclass 6.7A and B: Carcinogens {PHS 85.1}		
13-	All {PHS 85.1}	1000kg
Subclass 6.8A-C: Human reproductive or developmental toxicants {PHS 85.1}		
14-	All {PHS 85.1}	0
Subclass 6.9A and B: Substances affecting human target organs or systems {PHS 85.1}		
15-	All {PHS 85.1}	0

Table A6.5.7 Class 7 - Radioactive materials. {PHS 85.1}

Substances {PHS 85.1}	Quantity limit {PHS 85.1}
69. All substances {PHS 85.1}	Up to 100 times the quantities specified in the Type A transport package limit, as identified in the International Atomic Energy Agency (IAEA) Regulations for the Safe Transport of Radioactive Material. Examples include domestic smoke detectors, demonstration radioactive sources in school laboratories.

Note A6.5A - General advice {PHS 85.1}

1. These substances are controlled through the Radiation Protection Act 1965 rather than HSNO. {PHS 85.1}

Table A6.5.8 Class 8 - Corrosives. {PHS 85.1}

Substance {PHS 85.1}	Quantity limit {PHS 85.1}
Subclass 8.1A: Substances corrosive to metals {PHS 85.1}	
1. All {PHS 85.1}	1000 Litres
Subclass 8.2A-C: Substances corrosive to skin {PHS 85.1}	
2. Cement, hydrated lime and burnt lime {PHS 85.1}	100 Tonne
3. All {PHS 85.1}	1000 Litres
Subclass 8.3A: Substances corrosive to the eye {PHS 85.1}	
4. Cement, hydrated lime and burnt lime {PHS 85.1}	100 Tonne
5. All {PHS 85.1}	1000 Litres

Table A6.5.9 Class 9 - Ecotoxics. {PHS 85.1}

Substance {PHS 85.1}	Quantity limit {PHS 85.1}
Subclass 9.1A-D: Aquatic ecotoxics and Subclass 9.2A-D: Soil ecotoxics {PHS 85.1}	
1. All substances in below ground tank storage {PHS 85.1}	See base class thresholds.
2. All substances in all other locations {PHS 85.1}	0
Subclass 9.3A-C: Terrestrial vertebrate ecotoxics {PHS 85.1}	
3. All substances in all locations {PHS 85.1}	See base class thresholds.
Subclass 9.4A-C: Terrestrial invertebrate ecotoxics {PHS 85.1}	
4. All substances in all locations {PHS 85.1}	See base class thresholds.

A6.6 Dunedin International Airport Zone

1. Tables A6.6.1 - A6.6.9 specify the hazardous substances quantity limits for the Dunedin International Airport Zone.
2. Except:
 - a. where any site within the zone contains residential activity the quantity limits for the residential zone, as specified in Appendix A6.1, apply.
 - b. the following are exempt from the hazardous substances quantity limits:
 - i. the storage and use of hazardous substances for domestic purposes, associated with a lawfully established residential activity, excluding home occupation. The hazardous substance(s) must form part of a consumer product intended for domestic use. The product must be stored in the container or packaging in which it was sold, and used in accordance with the manufacturer's instructions;
 - ii. the storage and use of fuel and other substances that are contained in the fuel system, electrical system or control system of motor vehicles, boats, aircraft and small engines; and
 - iii. the storage and use of transformer cooling oils in electricity transformers.
3. ~~Unless otherwise stated, if a hazardous substance falls into more than one HSNO sub-class and is therefore controlled by more than one maximum permitted quantity threshold, the base or primary class will determine the maximum permitted quantity threshold. The base or primary class of a substance is the first classification listed beside any substance within the New Zealand Gazette Notice No. 35 as well as on all HSNO required labelling and signage. {PHS cl.16}~~
4. All volumes listed for quantity limits will be aggregated i.e as a permitted activity a site may hold the maximum threshold identified of each Class 1 plus Class 2 plus Class 3 and/or Class 4.1.3A-C plus Class 4.2A plus 4.3A etc.
5. Where the volume or weight of a hazardous substance is affected by the temperature and pressure at which it is stored, the volume or weight will be considered (for the purposes of the hazardous substance quantity limits) to be that present in conditions of 20°C and 101.3kPa.
6. The permitted quantity thresholds apply per hazardous sub-facility. Each hazardous sub-facility must be separated from any other hazardous sub-facility on the same site and meet the following locational requirements:
 - a. if located external to a building, the gazetted¹ or regulated controls¹ for "~~protected place high-intensity land use~~" **{PHS cl.16}** and "~~public place low-intensity land use~~" **{PHS cl.16}** apply, and the location is such that the "controlled zone" or tabled separation distances of each facility do not overlap; or
 - b. if permitted to be located inside a building by the gazetted¹ or regulated controls¹, or referenced standards pursuant to HSNO, then each hazardous sub-facility must be located in a separate fire cell.

¹ ~~New Zealand Gazette Notice 26 March 2004 – Issue No. 35 and Hazardous Substances (Classes 1-5 Controls) Regulations 2001 and HSNO (Classes 6, 8 and 9 Controls) Regulations 2001 Health and Safety at Work (Hazardous Substances) Regulations 2017 for work places and Hazardous Substances (Hazardous Property Controls) Notice 2017 for places that are not workplaces. {PHS cl.16}~~

Table A6.6.1 Class 1 - Explosives.

Substance		Quantity limit
Subclass 1.1A-G, J, L: Mass explosion hazard		
1.	Gunpowder and black powder	0
2.	Display fireworks	0
3.	Industrial explosives (e.g. TNT) and all other Subclass 1.1	0
Subclass 1.2B-L: Projection hazard		
4.	All	No thresholds
Subclass 1.3C, F-L: Fire and minor blast hazard		
5.	Smokeless ammunition reloading powder	15kg
Subclass 1.3C, F-L: Fire and minor blast hazard		
6.	Retail fireworks	No thresholds - refer to Hazardous Substances (Fireworks) Regulations 2001
7.	All other Subclass 1.3	No thresholds
Subclass 1.4B-G, S: No significant hazard		
8.	Safety ammunition and flares	No threshold
9.	Retail fireworks	No thresholds - refer to Hazardous Substances (Fireworks) Regulations 2001
10.	Sodium Azide	0
11.	All other Subclass 1.4	No thresholds
Subclass 1.5D: Very insensitive, with mass explosion hazard		
12.	All	No thresholds
Subclass 1.6N: Extremely insensitive, no mass explosion hazard		
13.	All	No thresholds

Table A6.6.1 Class 2 - Gases and aerosols.

Substance		Quantity limit
Subclass 2NH: Non Hazardous		
1.	All	200m ³
Subclass 2.1.1A: High Hazard Flammable Gases		
2.	LPG (incl. propane-based refrigerant) in cylinders or multi-vessel tanks	450kg total outdoor storage quantity
3.	LPG (incl. propane-based refrigerant) in below-ground or above-ground single vessel tanks	0
4.	LPG propane-based refrigerant in commercial receivers	50kg

Substance	Quantity limit
5. Acetylene	30m ³
6. Hydrogen, methane and all other permanent gases	30m ³
Subclass 2.1.1B: Medium hazard flammable gases	
7. Anhydrous ammonia refrigerant	140kg
8. All other Subclass 2.1.1B	No thresholds
Subclass 2.1.2A: Flammable aerosols	
9. All	450 Litres

Table A6.6.3 Class 3 - Flammable liquids

Substance	Quantity limit
Subclass 3.1A Liquid: Very high hazard (flash point less than 23°C, initial boiling point less than 35°C)	
1. Petrol (stored above-ground in containers with capacity less than 450 Litres but no storage in metal drums)	a. 50 Litres (any storage except metal drums) b. 250 Litres (in dangerous goods cabinet approved to AS 1940) c. 420 Litres (in approved HSNO or <u>Hazardous Substances Regulations {PHS cl.16}</u> 'type' stores)
2. Petrol (stored above-ground in containers with capacity more than 450 Litres)	a. Certified single skin tanks: 0 b. Certified double skin tanks: 600 Litres
3. Liquid petroleum fuels in below-ground single vessel tanks	0
4. All other (stored above-ground in containers with capacity less than 450 Litres)	50 Litres
5. All other (stored above-ground in containers with capacity more than 450 Litres or stored below ground)	0
Subclass 3.1B Liquid: High hazard (flash point less than 23°C, initial boiling point more than 35°C)	
6. Liquid petroleum fuels in below-ground single vessel tanks	0
7. All other - e.g. acetone, paint spray thinners, pure alcohol (stored above-ground in containers with capacity less than 450 Litres)	a. 10 Litres (any storage) b. 250 Litres (in dangerous goods cabinet approved to AS 1940) c. 450L (in approved HSNO or <u>Hazardous Substances Regulations {PHS cl.16}</u> 'type' stores) d. ~~Large-scale~~ <u>Retail activities activity {PO cl.16}</u> 1500m ² or more in gross floor area <u>{PHS cl.16}</u> only: 1500 Litres in containers of up to 5 Litres each

Substance		Quantity limit
8.	All other - e.g. acetone, paint spray thinners, pure alcohol (stored above-ground in containers with capacity more than 450 Litres)	a. Certified single skin tanks: 0 b. Certified double skin tanks: 600 Litres
Subclass 3.1A: Petrol plus Subclass 3.1B		
9.	Petrol plus any Subclass 3.1B substance - cumulative total limit	a. 50 Litres (any storage except metal drums) b. 250 Litres (in dangerous goods cabinet approved to AS 1940) c. 420 Litres (in approved HSNO or <u>Hazardous Substances Regulations {PHS cl.16}</u> 'type' stores)
Subclass 3.1C Liquid: Medium hazard (flash point more than 23°C, but less than 35°C)		
10.	Liquid petroleum fuels in below-ground single vessel tanks	0
11.	All - kerosene, aviation kerosene (stored above-ground in containers with capacity less than 450 Litres)	a. 10 Litres (any storage) b. 250 Litres (in dangerous goods cabinet approved to AS 1940) c. 450 Litres (in approved HSNO or <u>Hazardous Substances Regulations {PHS cl.16}</u> 'type' stores) d. ~~Large scale~~ <u>Retail activities activity 1500m² or more in gross floor area {PHS cl.16}</u> only: 1500 Litres in containers of up to 5 Litres each
12.	All - kerosene, aviation kerosene (stored above-ground in containers with capacity more than 450 Litres)	a. Certified single skin tanks: 450 Litres b. Certified double skin tanks: 2000 Litres
Subclass 3.1D Liquid: Low hazard (flash point more than 60°C, but less than 93°C)		
13.	Liquid petroleum fuels in below-ground single vessel tanks	0
14.	All - e.g. diesel, petroleum, fuel oils (stored above-ground in containers with capacity less than 450 Litres)	450 Litres
15.	All - e.g. diesel, petroleum, fuel oils (stored above-ground in containers with capacity more than 450 Litres)	a. Certified single skin tanks: 450 Litres b. Certified double skin tanks: 10,000 Litres c. Certified super vault tanks constructed to South Western Research Institute (SWRI) standards: 30,000 Litres
Subclass 3.2A, Subclass 3.2B, Subclass 3.2C: Liquid desensitised explosive - High, medium and low hazard		
16.	All substances	0

Table A6.6.4 Class 4 - Flammable solids.

Substance		Quantity limit
Subclass 4.1.1A: Readily combustible solids and solids that may cause fire through friction (medium hazard)		
1.	All	50kg
Subclass 4.1.1B Readily combustible solids and solids that may cause fire through friction (low hazard)		
2.	All	500kg
Subclass 4.1.2A-B: Self reactive - Types A and B		
3.	All	50kg
Subclass 4.1.2C-G: Self reactive - Types C-G		
4.	All	500kg
Subclass 4.1.3A-C: Solid desensitized explosives		
5.	All	0
Subclass 4.2A-B: Spontaneously combustible - Pyrophoric substances (high hazard and self heating substances: medium hazard)		
6.	All	50kg
Subclass 4.2C: Spontaneously combustible (self heating substances: low hazard)		
7.	All	500kg
Subclass 4.3A-B: Solids that emit flammable gas when wet (high and medium hazard)		
8.	All	50kg
Subclass 4.3C: Solids that emit flammable gas when wet (low hazard)		
9.	All	500kg

Table A6.6.5 Class 5 - Oxidising substances.

Substance		Quantity limit
Subclass 5.1.1A-C: Liquids and solids		
1.	All substances	200 Litres if liquid, 200kg if solid
Subclass 5.1.2A: Gases		
2.	Oxygen (except as stored and used in accordance with HSNO and Hazardous Substances Regulations { PHS cl.16 } requirements within medical facilities	200m ³
3.	Nitrous oxide (except as stored and used in accordance with HSNO and Hazardous Substances Regulations { PHS cl.16 } requirements within medical facilities	0
4.	Chlorine	0
Subclass 5.2A-G: Organic Peroxide - Types A-G		

Substance	Quantity limit
5. All - e.g. MEKP Polyester resin catalyst	0.5 Litres

Table A6.6.6 Class 6 - Toxic substances.

Substance	Quantity limit
Subclass 6.1A-C: Acutely toxic	
1. Anhydrous ammonia refrigerant	140kg
2. Chlorine	0
3. All other substances	20 Litres if liquid, 20kg if solid
Subclass 6.1D and E	
4. Sodium chloride	1000kg
5. All other substances	1000kg
Subclass 6.3A and B: Skin irritant	
6. All	1000kg
Subclass 6.4A: Eye irritant	
7. Cement, hydrated lime and burnt lime	1000kg
8. Sodium chloride	1000kg
9. All others	1000kg
Subclass 6.5A and B: Respiratory and contact sensitizers	
10. Cement, hydrated lime and burnt lime	1000kg
11. All others	1000kg
Subclass 6.6A and B: Human mutagens	
12. All	1000kg
Subclass 6.7A and B: Carcinogens	
13. All	1000kg
Subclass 6.8A-C: Human reproductive or developmental toxicants	
14. All	0
Subclass 6.9A and B: Substances affecting human target organs or systems	
15. All	0

Table A6.6.7 Class 7 - Radioactive materials.

Substances	Quantity limit
1. All substances	Up to 100 times the quantities specified in the Type A transport package limit, as identified in the International Atomic Energy Agency (IAEA) Regulations for the Safe Transport of Radioactive Material. Examples include domestic smoke detectors, demonstration radioactive sources in school laboratories.

Note A6.6.7A - General advice

- These substances are controlled through the Radiation Protection Act 1965 rather than HSNO and Hazardous Substances Regulations. {PHS cl.16}

Table A6.6.8 Class 8 - Corrosives.

Substance	Quantity limit
Subclass 8.1A: Substances corrosive to metals	
1. All	1000 Litres
Subclass 8.2A-C: Substances corrosive to skin	
2. Cement, hydrated lime and burnt lime	1000kg
3. All	1000 Litres
Subclass 8.3A: Substances corrosive to the eye	
4. Cement, hydrated lime and burnt lime	1000kg
5. All	1000 Litres

Table A6.6.9 Class 9 - Ecotoxics.

Substance	Quantity limits
Subclass 9.1A-D: Aquatic ecotoxics and Subclass 9.2A-D: Soil ecotoxics	
1. All substances in below ground tank storage	See base class thresholds.
2. All substances in all other locations	0
Subclass 9.3A-C: Terrestrial vertebrate ecotoxics	
3. All substances in all locations	See base class thresholds.
Subclass 9.4A-C: Terrestrial invertebrate ecotoxics	
4. All substances in all locations	See base class thresholds.

A6.7 Ashburn Clinic, Mercy Hospital and Wakari Hospital Zones

1. Tables A6.7.1 - A6.7.9 specify the hazardous substances quantity limits for the Ashburn Clinic, Mercy Hospital and Wakari Hospital zones.
2. Except:
 - a. where any site within these zones contains residential activity the quantity limits for the residential zone, as specified in Appendix A6.1, apply.
 - b. the following are exempt from the hazardous substances quantity limits:
 - i. the storage and use of hazardous substances for domestic purposes, associated with a lawfully established residential activity, excluding home occupation. The hazardous substance(s) must form part of a consumer product intended for domestic use. The product must be stored in the container or packaging in which it was sold, and used in accordance with the manufacturer's instructions;
 - ii. the storage and use of fuel and other substances that are contained in the fuel system, electrical system or control system of motor vehicles, boats, aircraft and small engines; and
 - iii. the storage and use of transformer cooling oils in electricity transformers.
3. ~~Unless otherwise stated, if a hazardous substance falls into more than one HSNO sub-class and is therefore controlled by more than one maximum permitted quantity threshold, the base or primary class will determine the maximum permitted quantity threshold. The base or primary class of a substance is the first classification listed beside any substance within the New Zealand Gazette Notice No. 35 as well as on all HSNO required labelling and signage. {PHS cl.16}~~
4. All volumes listed for quantity limits will be aggregated i.e. as a permitted activity a site may hold the maximum threshold identified of each Class 1 plus Class 2 plus Class 3 and/or Class 4.1.3A-C plus Class 4.2A plus 4.3A etc.
5. Where the volume or weight of a hazardous substance is affected by the temperature and pressure at which it is stored, the volume or weight will be considered (for the purposes of the hazardous substance quantity limits) to be that present in conditions of 20°C and 101.3kPa.
6. The permitted quantity thresholds apply per site.

Table A6.7.1 Class 1 - Explosives.

Substance		Quantity limit
Subclass 1.1A-G, J, L: Mass explosion hazard		
1.	Gunpowder and black powder	0
2.	Display fireworks	0
3.	Industrial explosives (e.g. TNT) and all other Subclass 1.1	0
Subclass 1.2B-L: Projection hazard		
4.	All	No thresholds
Subclass 1.3C, F-L: Fire and minor blast hazard		
5.	Smokeless ammunition reloading powder	15kg
Subclass 1.3C, F-L: Fire and minor blast hazard		

Substance		Quantity limit
6.	Retail fireworks	No thresholds - refer to Hazardous Substances (Fireworks) Regulations 2001
7.	All other Subclass 1.3	No thresholds
Subclass 1.4B-G, S: No significant hazard		
8.	Safety ammunition and flares	25kg
9.	Retail fireworks	No thresholds - refer to Hazardous Substances (Fireworks) Regulations 2001
10.	Sodium Azide	0
11.	All other Subclass 1.4	No thresholds
Subclass 1.5D: Very insensitive, with mass explosion hazard		
12.	All	No thresholds
Subclass 1.6N: Extremely insensitive, no mass explosion hazard		
13.	All	No thresholds

Table A6.7.2 Class 2 - Gases and aerosols.

Substance		Quantity limit
Subclass 2NH: Non Hazardous		
1.	All	10m ³
Subclass 2.1.1A: High Hazard Flammable Gases		
2.	LPG (incl. propane-based refrigerant) in cylinders or multi-vessel tanks.	200kg total outdoor storage quantity
3.	LPG (incl. propane-based refrigerant) in below-ground or above-ground single vessel tanks	
4.	LPG propane-based refrigerant in commercial receivers	0
5.	Acetylene	1.45m ³
6.	Hydrogen, methane and all other permanent gases	0
Subclass 2.1.1B: Medium hazard flammable gases		
7.	Anhydrous ammonia refrigerant	0
8.	All other Subclass 2.1.1B	No thresholds
Subclass 2.1.2A: Flammable aerosols		
9.	All	20 Litres

Table A6.7.3 Class 3 - Flammable liquids

Substance		Quantity limit
Subclass 3.1A Liquid: Very high hazard (flash point less than 23°C, initial boiling point less than 35°C)		
1.	Petrol (stored above-ground in containers with capacity less than 450 Litres)	a. 10 Litres inside dwelling b. 50 Litres outside dwelling
2.	Petrol (stored above-ground in containers with capacity more than 450 Litres)	0
3.	Liquid petroleum fuels in below-ground single vessel tanks	0
4.	All other	0
Subclass 3.1B Liquid: High hazard (flash point less than 23°C, initial boiling point more than 35°C)		
5.	Liquid petroleum fuels in below-ground single vessel tanks	0
6.	All other - e.g. acetone, paint spray thinners, pure alcohol (stored above-ground in containers with capacity less than 450 Litres)	100 Litres in accordance with HSNO requirements <u>or Hazardous Substances Regulations</u> {PHS cl.16}
7.	All other - e.g. acetone, paint spray thinners, pure alcohol (stored above-ground in containers with capacity more than 450 Litres)	0
Subclass 3.1A: Petrol plus Subclass 3.1B		
8.	Petrol plus any Subclass 3.1B substance - cumulative total limit	a. 10 Litres inside dwelling b. 50 Litres outside dwelling
Subclass 3.1C Liquid: Medium hazard (flash point more than 23°C, but less than 35°C)		
9.	Liquid petroleum fuels in below-ground single vessel tanks	0
10.	All - kerosene, aviation kerosene (stored above-ground in containers with capacity less than 450 Litres)	a. 20 Litres inside dwelling b. 50 Litres outside dwelling
11.	All - kerosene, aviation kerosene (stored above-ground in containers with capacity more than 450 Litres)	0
Subclass 3.1D Liquid: Low hazard (flash point more than 60°C, but less than 93°C)		
12.	Liquid petroleum fuels in below-ground single vessel tanks	0
13.	All - e.g. diesel, petroleum, fuel oils (stored above-ground in containers with capacity less than 450 Litres)	a. 20 Litres inside dwelling b. 209 Litres outside dwelling
14.	All - e.g. diesel, petroleum, fuel oils (stored above-ground in containers with capacity more than 450 Litres)	Certified double skin tanks: 5200 Litres
Subclass 3.2A, Subclass 3.2B, Subclass 3.2C: Liquid desensitised explosive - High, medium and low hazard		
15.	All substances	0

Table A6.7.4 Class 4 - Flammable solids.

Substance		Quantity limit
Subclass 4.1.1A: Readily combustible solids and solids that may cause fire through friction (medium hazard)		
1.	All	0
Subclass 4.1.1B Readily combustible solids and solids that may cause fire through friction (low hazard)		
2.	All	0
Subclass 4.1.2A-B: Self reactive - Types A and B		
3.	All	0
Subclass 4.1.2C-G: Self reactive - Types C-G		
4.	All	0
Subclass 4.1.3A-C: Solid desensitized explosives		
5.	All	0
Subclass 4.2A-B: Spontaneously combustible - Pyrophoric substances (high hazard and self heating substances: medium hazard)		
6.	All	0
Subclass 4.2C: Spontaneously combustible (self heating substances: low hazard)		
7.	All	0
Subclass 4.3A-B: Solids that emit flammable gas when wet (high and medium hazard)		
8.	All	0
Subclass 4.3C: Solids that emit flammable gas when wet (low hazard)		
9.	All	0

Table A6.7.5 Class 5 - Oxidising substances.

Substance		Quantity limit
Subclass 5.1.1A-C: Liquids and solids		
1.	All substances	10 Litres if liquid, 10kg if solid
Subclass 5.1.2A: Gases		
2.	Oxygen (except as stored and used in accordance with HSNO and Hazardous Substances Regulations {PHS cl.16} requirements within medical facilities	No limit if stored and used in accordance with HSNO and Hazardous Substances Regulations {PHS cl.16} requirements within medical facilities
3.	Nitrous oxide (except as stored and used in accordance with HSNO and Hazardous Substances Regulations {PHS cl.16} requirements within medical facilities	No limit if stored and used in accordance with HSNO and Hazardous Substances Regulations {PHS cl.16} requirements within medical facilities
4.	Chlorine	0

Substance		Quantity limit
Subclass 5.2A-G: Organic Peroxide - Types A-G		
5.	All - e.g. MEKP Polyester resin catalyst	0.5 Litres in addition to Steris 20 Concentrate: 70kg

Table A6.7.6 Class 6 - Toxic substances.

Substance		Quantity limit
Subclass 6.1A-C: Acutely toxic		
1.	Anhydrous ammonia refrigerant	0
2.	Chlorine	0
3.	All other substances	0
Subclass 6.1D and E		
4.	Sodium chloride	5kg
5.	All other substances	1kg
Subclass 6.3A and B: Skin irritant		
6.	All	1kg
Subclass 6.4A: Eye irritant		
7.	Cement, hydrated lime and burnt lime	400kg
8.	Sodium chloride	5kg
9.	All others	1kg
Subclass 6.5A and B: Respiratory and contact sensitizers		
10.	Cement, hydrated lime and burnt lime	400kg
11.	All others	1kg
Subclass 6.6A and B: Human mutagens		
12.	All	1kg
Subclass 6.7A and B: Carcinogens		
13.	All	1kg
Subclass 6.8A-C: Human reproductive or developmental toxicants		
14.	All	0
Subclass 6.9A and B: Substances affecting human target organs or systems		
15.	All	0

Table A6.7.7 Class 7 - Radioactive materials.

Substances	Quantity limit
1. All substances	Up to 100 times the quantities specified in the Type A transport package limit, as identified in the International Atomic Energy Agency (IAEA) Regulations for the Safe Transport of Radioactive Material. Examples include domestic smoke detectors, demonstration radioactive sources in school laboratories.

Note A6.7.7A A9.7A - General advice {PHS cl.16}

- These substances are controlled through the Radiation Protection Act 1965 rather than HSNO and Hazardous Substances Regulations. {PHS cl.16}

Table A6.7.8 Class 8 - Corrosives.

Substance	Quantity limit
Subclass 8.1A: Substances corrosive to metals	
1. All	5 Litres
Subclass 8.2A-C: Substances corrosive to skin	
2. Cement, hydrated lime and burnt lime	400kg
3. All	5 Litres
Subclass 8.3A: Substances corrosive to the eye	
4. Cement, hydrated lime and burnt lime	400kg
5. All	5 Litres

Table A6.7.9 Class 9 - Ecotoxics.

Substance	Quantity limit
Subclass 9.1A-D: Aquatic ecotoxics and Subclass 9.2A-D: Soil ecotoxics	
1. All substances in below ground tank storage	See base class thresholds.
2. All substances in all other locations	0
Subclass 9.3A-C: Terrestrial vertebrate ecotoxics	
3. All substances in all locations	See base class thresholds.
Subclass 9.4A-C: Terrestrial invertebrate ecotoxics	
4. All substances in all locations	See base class thresholds.

A7. Rural Character Values

A7.1 High Country Rural Zone

Description

The High Country Rural Zone extends along the north-west boundary of Dunedin City, incorporating the high country Rock and Pillar and Lammermoor Range ridgelines rising above the Strath Taieri Plain. These have a north-east/south-west orientation typical of Central Otago ridgelines further to the west. It continues onto the elevated land of the Taieri Ridge to the east of the Middelmarsh Basin Rural Zone. The zone extends to the south of the Taieri Ridge where it merges with the Hill Country Zone close to Bald Hill and the Moonlight Road.

This Parts of this zone comprise **{CP 1088.61}** highly significant and visible high country areas containing **{CP 1088.61}** distinctive and rugged ridges, ~~and is centred around~~ encircling **{RU cl.16}** the Strath Taieri Plain. It is characterised by a strongly defined landform and minimal influence of human elements. The scale is large and expansive. Although much of the area is grazed and managed under an extensive pastoral regime, the vegetative cover, in the main, retains its natural patterns and character.

The landscape is highly coherent with rock outcrops creating particular interest. The skyline in many places is dramatic on account of these. The rugged character of the landform and the large scale of this landscape combine to create an effect which is distinctively reminiscent of {RU cl.16} Central Otago. The landscape is modified over a small area by the Macraes Gold Project, which is largely within the Waitaki District but now also extends into Dunedin City. {CP1088.61}

Values

- a. Large scale, open, expansive character. Highly coherent natural landform under an apparently largely unmodified grassland vegetative cover. The zone covers a high country area distinctive for Dunedin.
- b. Unique landforms, reminiscent of Central Otago. These include the Rock and Pillar Range (Patearoa), the Lammerlaw Range, the Lammermoor Range and elevated sections of the Taieri Ridge. Rock outcrops and tors are distinctive features.
- c. Predominantly pastoral land use including intact scrub and snow tussock vegetation sequences progressing to sub-alpine herbfields, as well as some modified grasslands.
- d. ~~Takata Whenua~~ Manawhenua **{RU 1071.126}** values. Historic Māori trail across Taieri Ridge.
- e. Limited visual impact of human imposed elements such as tracks, buildings and exotic tree plantings. The relative visual dominance of the natural landscape elements ~~over these {RU cl.16}~~ is a fundamental characteristic.
- f. Human made elements which emphasise local character and contribute to visual quality, e.g. stone buildings, rock fence posts.

A7.2 Middlemarch Basin Rural Zone

Description

Situated in the north-west of Dunedin district, the Middlemarch Basin Rural Zone is an outwash plain of the Taieri River. Relatively flat, this landform is surrounded by the high country ranges which rise steeply from either edge. Open and wide in the south but narrowing towards the north, the plain forms a scenic access route carrying the majority of transport travelling from inner Dunedin into neighbouring Central Otago via State Highway 87 which runs north to south along with the Taieri River and the railway.

The beginning of a trend to intensify land use in the foothills of the Rock and Pillars may have a future impact on the amount of water that is available in the Middlemarch Basin, by drawing water from the tributaries and therefore reducing the available water that reaches the basin itself.

Middlemarch is the main settlement and at the core of the roads which criss-cross across the plain. The roads, tracks, fences and shelterbelts form a typical rural patchwork on the land which speaks of the long tradition of farming in this area. Historic farm dwellings and settlements are located on the periphery of the plain, often nestled into the foothills of both the Rock and Pillars to the west, and the Taieri Ridge to the east. The flourishing Central Otago Rail Trail has provided a burgeoning tourist industry for Middlemarch township.

Though open and expansive, the landscape is highly modified. The initial establishment of flood embankments enabled the drainage of marshland, allowing farming, and preventing future flooding of arable land. Pastoral farming of beef, sheep and deer are the main and ongoing land use. In recent decades, farm practice on the plains has changed to a system encouraging intensification whilst still operating within the bounds of a dryland environment.

Values

- a. An open, expansive rural character.
- b. ~~Typically high class soils. These are sometimes subject to drought. The presence of highly productive land, including high class soils, which are sometimes subject to drought.~~ **{RU cl.1090.13 and RU cl.16}**
- c. ~~Has~~ **{RU cl.16}** A long tradition of pastoral farming, now predominantly beef, sheep and deer. Roads, tracks, fences and shelterbelts form a typical rural patchwork on the land which echoes this tradition.
- d. Human made elements which emphasise local character and contribute to visual quality. Heritage buildings, drystone walls and post features are cultural characteristics of this rural landscape.
- e. ~~Has a~~ **{RU cl.16}** Tourist industry centred around the Central Otago Rail Trail.

A7.3 Taieri Plain Rural Zone

Description

The Taieri Plain Rural Zone encompasses the Taieri Plain, a modified and managed landscape located west of Dunedin. Bordered by the Maungatua ranges in the west and hills to the north and east, it is a natural alluvial plain which is now predominantly rural farmland. Dunedin City's main south access runs through this area as well as it being the location of the Dunedin International Airport. These significant transport routes through the southern hinterland of the district make the area a scenic and strategic gateway into Dunedin City, linked with a sense of identity for locals and a first impression for visitors.

Originally this area was wetland, being the outwash plains of the Taieri River. However, early settlers colonised and modified the area, beginning at the better drained north eastern corner. This beginning is reflected today in the eastern end being the most established area of the plain, hosting the township of Mosgiel. It was a logical choice, given that the south west area is close to sea level, with some areas actually below it. The transformation of the plain into pasture affected a significant mahika kai gathering area used by local Māori, who hunted eels, birds and other food from the wetland. Draining the plain, as well as protecting it from frequent flood events, was challenging. Today the area is criss-crossed with extensive open drain networks, mechanical pumps and flood embankments. The very south-western end of the plain has maintained some wetlands which feed into the remaining lakes: (namely {RU cl.16} Lake Waihola and Lake Waipori (both are located just outside of Dunedin City boundaries). They These lakes {RU cl.16} are two of what once were several located across the plain.

Values

- a. Soil quality: significant areas of Dunedin's high class productive **{RU cl.16}** soils are located on the Taieri Plain, with particular value for the production of food.
- b. The role of waterways: large parts of the Taieri Plain are intensively farmed and surface water flows are mostly directed through artificial drains that dissect the landscape. The plain is crossed by three main watercourses water bodies {RU 360.40}; the Taieri, Silverstream and Waipori rivers. The Taieri River is also of significance to Manawhenua. {RU 1071.127}
- c. Productive capacity: while in early times farms in this area ran mixed stock and often crops of wheat or barley/oats, or operated as market gardens, there are now significant areas of the northern Taieri Plain that are rural lifestyle blocks. These blocks are seldom intensively used for food or crop production, though some horticultural production continues in the area. {RU 1090.41}
- d. Rural character: moving west on the Taieri Plain, a change in land use occurs from rural lifestyle, to more traditional sheep and beef farming, and then into intensive dairy farming. With this change in land use comes a change in rural character. The urban settlements of the northern Taieri are replaced by a working rural environment.
- e. Traditional development patterns: the typical pattern of development on the Taieri Plain conforms to a grid-like layout, where fence lines, shelterbelts and consequent land use activity have a distinguishing rectangular regularity.
- f. Typical building built **{RU cl.16}** forms: building forms in the north east of the Taieri Plain, which was developed earlier than other more westerly sections, are typically of larger, more distinctly heritage forms.

A7.4 Hill Country Rural Zone

Description

The Hill Country Rural Zone is the largest rural zone **{RU cl.16}** in Dunedin, forming a significant south west/north east swathe of largely open, rolling, pastoral downland, extending from the high country Lammermoor and Rock and Pillar Ranges, to the Taieri and Waikouaiti Valleys. It includes Lee Downs to the south west, Strath Taieri Hills further north to where this extends into the Taieri Ridge, and the Peat Moss Hills and Waikouaiti Valley further east.

There is considerable topographical and character variety over this extensive area, but typically the landscape is expansive, open and large scale, with a predominantly horizontal character and few vertical elements, whether natural or human made.

The gently rolling pastures of Lee Downs are increasingly being modified where farming machinery can gain access to the open hill slopes and ridges. Numerous gullies remain with riparian vegetation and small streams feeding into the larger waterways, including Lee Stream and Deep Stream, both of which are important contributors to the Taieri River, a significant river for Kāi Tahu.

Further north within the Strath Taieri Hills the rural character is still predominantly pastoral, characterised by frequent rocky outcrops of schist boulders and tors. This part of the Hill Country Rural Zone is extremely dry, but despite this several waterways cut through the area providing moisture for trees and woody vegetation in the gullies. The Strath Taieri area was likely to have been used for seasonal food gathering by the Waitaha iwi, as well as a transport corridor for Māori traveling between the Lakes District Central Otago **{RU cl.16}** and the east coast. Māori needing to avoid the wetlands of the Middlemarch basin would have used the dry hill tops to traverse this land. Numerous relics have been found, along with evidence that the area was once prolific in both moa, and moa-hunters.

Bordering the Strath Taieri Hills to the west, the Waikouaiti Valley to the east, and Silverpeaks to the south, the Peat Moss Hills form another distinctive part of the Hill Country Rural Zone. This is remote interior land that is very sparsely inhabited. It is a harsh and exposed environment that has minimal settlement, few roads and is seldom visited.

The eastern extent of the Hill Country Rural Zone is the Waikouaiti Valley area which has been shaped by a long history of human habitation. The nearby Waikouaiti township became one of the early economic centres of colonial New Zealand. Established in 1830, expansion into the rural area began in earnest in the 1860s. Given its significant history of successive human interventions this interior landscape has managed to maintain a moderate level of ecological health. This has occurred largely as a result of the steep sided valley systems localising the potential for intensification of pastoral production.

Values

- a. Typically a remote, open, expansive, horizontally focused character, dominated by extensive pastoral holdings, with some conservation estate at higher elevations.
- b. A significant predominance of natural features over human made features. The zone has a relatively low density of built structures and associated services.
- c. Distinctive rural settlement character: human settlement is sparse and consists of isolated farm houses and farm buildings, mixed in age and character, often surrounded by mature exotic vegetation typical of long established rural dwellings.
- d. Intact connected waterways with associated riparian links. These provide ecological corridors through the landscape and need to be preserved and enhanced. Given that the zone is primarily an agricultural landscape, protection of the waterways is often necessary through fencing and protecting appropriate vegetation growth along the riparian margins.
- e. Appropriate, sustainable land use practices. With increasing intensification of farming practices and

replacement of tussock with introduced grasses there is potential for increases in wind erosion in exposed more upland areas, particularly in prolonged dry periods.

- f. Pockets of important and varied biodiversity. There are significant areas of indigenous vegetation and habitats for indigenous fauna.

A7.5 Hill Slopes Rural Zone

Description

The Hill Slopes Rural Zone lies in close proximity to urban Dunedin, predominantly occupying the more elevated land to the north of the city. Here it includes three prominent landmarks - Flagstaff, Mt Cargill and Swampy Summit. These are joined by ridges creating a distinct rolling and hilly backdrop to the city, generating an enclosed and contained quality for the urban area.

The Hill Slopes Rural Zone also encompasses areas above the residential zones on both sides of the harbour (including slopes near Port Chalmers on the west side, and Harbour Cone on the east side); and the more elevated land to the north and east of the Taieri Plain (including Ferny Hill, Whare Flat and Chain Hills).

Values

- a. Backdrop/Enclosure: to a significant extent the Hill Slopes Rural Zone establishes the character and setting for the main urban parts of Dunedin, providing a predominantly unbuilt natural backdrop to the central city, harbour and Mosgiel.
- b. Distinctive hill features: specifically, the elevated areas surrounding Dunedin provide one of the main components of its recognised distinctive character. The main features include Harbour Cone, Signal Hill, Mt Cargill, Flagstaff and Swampy Summit.
- c. Recreation: sparsely inhabited, ~~or largely uninhabited~~, **{RU cl.16}** the Hill Slopes Rural Zone is close to the main urban parts of the city and therefore frequently used for recreation activities.
- d. A significant **{RU cl.16}** predominance of natural features over human made features. The zone has a relatively low density of built structures and associated services. There is variability of settlement patterns, with more lifestyle block development on the Taieri slopes and closer to existing Dunedin urban areas. However, natural character is still largely dominant. With a diversity of land management, there is a potential for exotics such as gorse and broom to encroach on both pasture and native bush.
- e. Pockets of important and varied biodiversity: there are significant areas of indigenous vegetation and habitats for indigenous fauna. Scattered indigenous vegetation dominated by kanuka is present in some marginal sites on the Taieri slopes. Further towards Flagstaff and Mt Cargill the zone is dominated by the naturalness of forest cover which contrasts with the urban area it borders. As well as its importance for biodiversity, the forest cover serves an important role in protecting key water supplies for the city, including the Leith and Cedar Farm catchments.

A7.6 Coastal Rural Zone

Description

The Coastal Rural Zone is in two distinct sections north and south of the main urban area of Dunedin.

The southern section extends from close to Taieri Mouth along the coast to the built up urban area around Green Island and Corstorphine, and goes inland as far as Henley Hill and north to Chain Hills to include the dissected hill country between the Taieri Plain and the coast. Saddle Hill is located within this part of the Coastal Rural Zone.

The south coast part of this zone consists of the low hill range that follows the southern coast, bound by the coast on the eastern side and the edge of the Taieri Plain on the western side. It is unified by its landform, topography and soils, and the subsequent limitations of land use.

The northern section of the zone stretches from the inner harbour area of Deborah Bay and continues north to Aramoana, along the coast to include Heyward Point, Long Beach, Potato Point, Warrington, Seacliff and Kāritane. It extends inland incorporating a considerable part of the coastal slopes above Whareakeake, areas south of Blueskin Bay, Porteus Hill, Round Hill and land adjacent to Waikouaiti towards the northern boundary of Dunedin city.

The north (Waikouaiti) coast is rich in Māori and European history and exudes a strong sense of place, reflecting an environment that has always been important for human habitation. The area is drained by two major river systems. On the north side of the Kilmog the twin branches of the Waikouaiti River join to flow as one through the Waikouaiti-Kāritane estuary system and south of the Kilmog, the Waitati River and Carey's Creek flow into Blueskin Bay. The smaller Pūrākaunui estuary is the other outlet of significance.

Both of the distinct north and south sections are highly significant areas for Kāi Tahu, and contain ~~hundreds of~~ many **{RU cl.16}** cultural sites ~~(see Appendix A4)~~ (Wāhi tupuna, see Appendix A4). **{RU cl.16}**

Values

- a. The general visual dominance of natural elements such as natural landforms, streams and remnant indigenous vegetation over human landscape elements e.g. buildings or shelter plantings.
- b. The generally limited visual influence of any large scale structures or exotic plantings to diminish the impact of the natural landscape forms and features.
- c. The extent and quality of the dramatic coastal landforms and views, with visual interest focused on the coastal edge.
- d. The remote wilderness character of the beach landscapes and the visual separation of these areas from adjacent developed areas by dunes or other landforms.
- e. The human-made features which are relics of the past, e.g. remnant shelter plantings and drystone walls.
- f. ~~The highlights of~~ Transient wildlife of **{RU cl.16}** interest, e.g. seals.
- g. Areas of which have **{RU cl.16}** significant habitat value, e.g. Aramoana salt marsh and Pūrākaunui Estuary.
- h. The landscape and cultural values of the historically and culturally significant Quarantine Island/ Kamau-taurua and Goat Island/ Rakiriri, pā sites at Huriawa (Karitāne) and Mapoutahi (Pūrākaunui Bay) and site of early European settlement at Matainaka (Matanaka).

A7.7 Peninsula Coast Rural Zone

Description

The area covered by the Peninsula Coast Rural Zone is very similar to that for the Peninsula Coast Outstanding Natural Landscape. It extends between Taiaroa Head and Andersons Bay and includes the land with a south facing aspect from the most elevated parts of the Peninsula down to the coast. It encompasses rural land north of Portobello, including Quarantine Point, but excludes most of the rural land below Highcliff Road towards the inner harbour above Macandrew Bay and Broad Bay (this is part of Hill Slopes Rural Zone). The Peninsula is highly valued for Te Rūnanga o Ōtākou. {RU 1071.128}

A dramatic coastal profile of prominent headlands and offshore stacks incised by broad tidal inlets, flats and sandy bays is reflected in the pronounced volcanic topography of the Peninsula landform. The sheltered Hooper and Papanui inlets bring the tidal waters of the Southern Ocean in close proximity to the Otago Harbour south of Portobello. At Sandymount and Cape Saunders, sheer cliffs have been sculpted by natural southerly forces, whilst shifting dunefields occupy the adjacent sandy bays. These extremes of coastal habitats support a range of unique wildlife associations that favour the remoteness of the immediate coastline. The steep seaward slopes of the Otago {RU cl.16} Peninsula coast are traditionally farmed in spite of limited access and inclement weather – windshorn vegetation is indicative of the harsh prevailing climate. Native vegetation persists patchily within the deep gullies and hillside slopes, but the interior landscape has been largely stripped of its natural cover to reveal the conical profiles of volcanic landmarks such as Mt Charles/Potiri and Harbour Cone. Original farming settlement and farm buildings are sporadically located within the seaward slopes and often surrounded by shelterbelts and amenity plantings. Traditional stone walls, along with macrocarpa shelterbelts are frequent boundary features of this heritage working landscape.

Values

- a. The general visual dominance of the natural landscape elements such as natural landform, streams and remnant indigenous vegetation over human landscape elements (e.g. buildings or shelter plantings)
- b. The predominant pastoral land use is a key feature of the remote, isolated rural character.
- c. Dramatic coastal landforms and views.
- d. The minimal influence of any large scale structures or exotic plantings to diminish the impact of the natural forms and features.
- e. The presence and quality of human made features which are relics of the past, e.g. old lime kilns and stone walls.
- f. The extent and quality of areas of remnant forest, e.g. Taiaroa bush.
- g. The significance of places which are special to Māori, e.g. Pukekura (Taiaroa Head). Some settlements such as Ōtākou date back to pre-European times.
- h. Tourism provides substantially to the local economy, particularly wildlife tourism.

A8. Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol

Under the Heritage New Zealand Pouhere Taonga Act (2014) an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. For pre-contact Māori sites this evidence may in the form of bones, shells, charcoal, stones etc. In later sites of European/Chinese origin, artefacts such as bottle glass, crockery etc may be found, or evidence of old foundations, wells, drains or similar structures. Pre-1900 buildings are also considered archaeological sites. Burials/*kōiwa* *kōiwi* **{Her 1071.129}** *tākata* *tākata* **{Her cl.16}** may be found from any historic period.

In the event that an unidentified archaeological site is located during works, the following applies:

1. Work must cease immediately at that place and within 20m around the site.
2. The contractor must shut down all machinery, secure the area, and advise the site manager.
3. The site manager must secure the site and notify the Heritage New Zealand Regional Archaeologist. Further assessment by an archaeologist may be required.
4. If the site is of Māori origin, the site manager must notify the Heritage New Zealand Regional Archaeologist and the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (New Zealand Pouhere Taonga Act 2014, Projected Objects Act 1975).
5. If human remains (*kōiwi tākata*) are uncovered the site manager must advise the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative and the above process under 4 must apply. Remains are not to be moved until such time as iwi **{Her 1071.129}** and Heritage New Zealand have responded.
6. Works affecting the archaeological site and any human remains (*kōiwi tākata*) must not resume until Heritage New Zealand gives written approval for work to continue. Further assessment by an archaeologist may be required.
7. Where iwi so request, any information recorded as the result of the find such as description of location and content, is to be provided for their records.
8. Heritage New Zealand will determine if an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue.

It is an offence under Section 87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of whether the works are permitted or a consent has been issued under the Resource Management Act 1991.

Heritage New Zealand Regional archaeologist contact detail:

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A9. Default Zones for Major Facility Zones

Table A9.1: Default zones for Major Facilities {MF cl.16}

Major Facility Zone	Default zone
Ashburn Clinic	Rural Residential 1
Dunedin Botanic Garden	Recreation
Dunedin Hospital	Campus
Dunedin International Airport {MF 1046.3}	Rural {MF 1046.3}
Edgar Centre	Industrial
Invermay and Hercus	See Table A9.2 A9.3 {Mer cl.16}
Mercy Hospital	General Residential 1 See Table A9.5 {Mer cl.16}
Moana Pool	Recreation
Otago Museum	Campus
Schools	See Table A9.4 A9.2 {Mer cl.16}
Stadium	Campus See Table A9.4 {MF 906.58}
Taieri Aerodrome	Industrial
Wakari Hospital	General Residential 1

Table A9.42: Default zones for schools {MF cl.16}

School	Address	Default zone
Abbotsford Primary School	North Taieri Road	General Residential 1
Amana Christian School	Gordon Road	Principal Centre
Andersons Bay Primary School	Jeffrey Street	General Residential 1
Arthur Burns Primary School	Green Street	General Residential 1
Arthur Street Primary School	Arthur Street	Inner City Residential
Balaclava Primary School	Mercer Street	General Residential 1
Balmacewen Intermediate School	Chapman Street	General Residential 1
Bathgate Park School	Macandrew Road	General Residential 2
Bayfield High School	Shore Street	General Residential 1
Big Rock Primary School	Bath Street	Township and Settlement
Bradford Primary School	Bradford Street	General Residential 1
Broad Bay Primary School	Roebuck Rise	Township and Settlement
Brockville Primary School	Brockville Road	General Residential 1
Carisbrook School	South Road	General Residential 2
Carisbrook School (Calton Hill Site)	Riselaw Road	General Residential 1
Columba College	Highgate	General Residential 1
Concord Primary School	Thoreau Street	General Residential 1
Dunedin North Intermediate School	North Road	General Residential 1
Dunedin Rudolf Steiner School	Fern Road	General Residential 1
East Taieri Primary School	Cemetery Road	Low Density Residential
Elmgrove School	Argyle Street	General Residential 1
Fairfield Primary School	Sickels Street	General Residential 1
George Street Normal Primary School	George Street	Inner City Residential
Grants Braes Primary School	Belford Street	General Residential 1
Green Island Primary School	Howden Street	General Residential 1
Halfway Bush Primary School	Ashmore Street	General Residential 1
John McGlashan College	Pilkington Street	General Residential 1
Kaikorai Primary School	Tyne Street	General Residential 1
Kaikorai Valley High School College {MF cl.16}	Kaikorai Valley Road	General Residential 1
Karitane Primary School	Coast Road	Township and Settlement

School	Address	Default zone
Kavanagh College	Rattray Street	Inner City Residential
Kings High School	Bayview Road	General Residential 2
Lee Stream Primary School	Clarks Junction-Lee Stream Road	Rural
Liberton Christian School	Hillary Street	General Residential 1
Logan Park High School	Butts Road	General Residential 1
Macandrew Bay Primary School	Portobello Road	Township and Settlement
Maori Hill Primary School	Passmore Crescent	General Residential 1
Mornington Primary School	Elgin Road	General Residential 1
Musselburgh Primary School	Marlow Street	General Residential 2
North East Valley Normal Primary School	North Road	General Residential 2
Opoho Primary School	Signal Hill Road	General Residential 1
Otago Boys High School	Arthur Street	Inner City Residential
Otago Boys High School Tennis Courts and School Hostel	Stuart Street	General Residential 1
Otago Girls High School	Tennyson Street	Inner City Residential
Outram Primary School	Beaumaris Street	Township and Settlement
Pine Hill Primary School	Wilkinson Street	General Residential 1
Port Chalmers Primary School	Albertson Avenue	General Residential 2
Portobello Primary School	Harington Point Road	Township and Settlement
Pūrākau {MF cl.16} Primary School	Mihiwaka Station Road	Rural
Queens High School	Bay View Road	General Residential 2
Ravensbourne Primary School	Wanaka Street	Township and Settlement
Sacred Heart School	North Road	General Residential 2
Sara Cohen IHC	Rutherford Street	General Residential 2
Sawyers Bay Primary School	Station Road	Township and Settlement
Silverstream School	Green Street	General Residential 1
St Bernadette's School	Forbury Road	General Residential 2 1 {Res cl.16}
St Brigids School	Bayfield Road	General Residential 1
St Clair Primary School	Richardson Street	General Residential 2
St Francis Xavier School	Benhar Street	General Residential 1
St Hildas Collegiate	Cobden Street	Inner City Residentia

School	Address	Default zone
St Joseph's Cathedral School	Elm Row	Inner City Residential
St Josephs School (Port Chalmers)	Bernicia Street	Township and Settlement
St Leonards Primary School	St Leonards Drive	Township and Settlement
St Mary's School (Dunedin)	Cromwell Street	General Residential 1
St Mary's School (Mosgiel)	Church Street	General Residential 1
St Peter Chanel School	Main South Road	General Residential 1
Strath Taieri Primary School	Swansea Street	Township and Settlement
Tahuna Normal Intermediate School	Auld Street	General Residential 2
Taieri Composite School <u>College</u> {MF cl.16}	Green Street	General Residential 1
Tainui Primary School	Tahuna Road	General Residential 1
Te Kura Kaupapa Maori o Otepoti	Main South Road	General Residential 1
Waikouaiti Primary School	Malloch Street	Township and Settlement
Waitati Primary School	Mount Cargill Road	Rural Residential 1
Wakari Primary School	Helensburgh Road	General Residential 1
Warrington Primary School	Ferguson Street	Township and Settlement

Table A9.23: Default zones for Invermay and Hercus {MF cl.16}

Site	Legal description	Default zone
Invermay Research Centre, 185 Puddle Alley	Lot 4 DP 23060	~~Taieri Plain Rural~~ <u>Industrial</u> {MF cl.16}
Hercus Taieri Resource Unit, 270 Factory Road	Lot 1 DP 6164	~~Industrial~~ <u>Taieri Plain Rural</u> {MF cl.16}

¹ MF cl.16: Error.

Table A9.34 {MF cl.16}: Default zones for Stadium {MF 906.58 - applies to entire table}

Site	Legal description	Default zone
Stadium, 130 Anzac Avenue (outside the hazard facility mapped area)	Lot 4 DP 445196	Campus
Stadium, 130 Anzac Avenue (inside the hazard facility mapped area)	Lot 4 DP 445196	Industrial

Table A9.5: Default zones for Mercy Hospital {Mer cl.16¹}

Site	Default zone
Mercy Hospital (land outside the urban biodiversity mapped area)	General Residential 1
Mercy Hospital (land within the urban biodiversity mapped area)	Recreation

¹ Mer cl.16: This table was added to align with Rule 27.3.6.

A10 Urban Biodiversity Mapped Area Values {Confirmed for addition - NatEnv 900.31}

The **urban biodiversity mapped areas** (UBMAs) are derived from the Urban Landscape Conservation Areas of the first generation Dunedin City District Plan, and include those with the highest conservation values. The boundaries of the UBMA's have been refined from the Urban Landscape Conservation Area boundaries to exclude areas considered low in biodiversity value (e.g. playing fields in some instances). The UBMA's form an extensive network of biodiversity areas over the Dunedin city environs. For each UBMA description to follow, the Threatened Environment Classification (so-called 'LENZ level 5 classifications'), is provided.

A10.1 Town Belt {Confirmed for addition - NatEnv 900.31}

A10.1.1 Description of the area {NatEnv 900.31}

The Dunedin Town Belt is an important asset to the city and fulfils an important amenity role within Dunedin. It is a significant landscape feature, provides areas for recreation, and is an important ecological resource. As a high profile public reserve, its management and maintenance is important to the Dunedin community and the area is subject to the 'Town Belt Management Plan'. The Town Belt has an important network of vegetation across the city, creating potential corridors for indigenous animals, and habitat for indigenous plant and animal species. While several sections of the Town Belt may be of relatively low indigenous biodiversity value (i.e. playing fields), they still warrant inclusion

in the UBMA as their associated shelter belts and amenity plantings provide habitat and food resources for indigenous flora and fauna, and help to maintain the overall connectivity of the Town Belt.

A10.1.2 Biodiversity values to be protected {*NatEnv 900.31*}

1. *Vegetation/Habitat types:*
 - a. An extensive survey of vegetation and associated biodiversity was undertaken as part of the development of the Town Belt Management Plan. The predominant vegetation types of the Town Belt are kanuka forest, moist broadleaved forest, exotic coniferous-deciduous forest, and mown grassland. Alluvial forest, dry broadleaved forest, swamp forest, cliff vegetation, rough grassland, and heathland vegetation occur locally throughout. Stuart Street marks a major change in the overall composition and structure of the Town Belt, with native-dominant forest the predominant cover north of Stuart Street, and exotic-dominated forest and mown grassland the main vegetation south of Stuart Street. This change is also reflected in understory composition with several native trees, shrubs, lianes, and monocot herbs being more common in the north of the Town Belt, while native dicot herbs are more common in the southern areas of the Town Belt.
2. *Rare and notable species, habitats or communities:*
 - a. The Town Belt Management Plan reports extensively on the biodiversity values of the Town Belt. Three plant species recorded within the UBMA are classified as nationally threatened, uncommon, or data deficient, nationally. The tree *Raukaua edgerleyi* is notable and has been recorded at two sites within the UBMA; only three individuals are known, all mature trees. Another small tree, fierce lancewood (*Pseudopanax ferox*), which is classified as 'At Risk-Naturally Uncommon', has also been recorded at the UBMA. A single sub adult tree is known here. The sedge *Carex raoulii*, which was previously classified as 'Data Deficient' has been recorded on steep slopes of the UBMA, where at least 20 plants are present. Fifty six native plant species present in the Town Belt, occur naturally at six or fewer sites. Seventeen of these have been recorded from only one site.
 - b. Most of the vegetation in the Town Belt is "At Risk" based on the Threatened Environment Classification having between 20-30 percent of the original vegetation cover remaining nationally, and a high degree of habitat fragmentation. *Peripatus* occurs in Woodhaugh Gardens: this area has always been in lowland native forest and the surviving invertebrates persisting there are important locally and nationally.
3. *Species diversity and Naturalness:*
 - a. Much detail on both plant and animals species diversity, is provided in the Town Belt Management Plan.

A10.1.3 Principal threats to biodiversity values {*NatEnv 900.31*}

Threat	Description
1. <u>Plant and animal pests</u>	a. <u>Wilding seedlings of woody tree species such as sycamore may spread within reserves either from a seed source within the reserve or from adjacent properties. Sycamore spread in some reserves has the potential to result in this species replacing the native canopy.</u> b. <u>Native plant species that do not naturally occur in Dunedin city, such as <i>Coprosma grandifolia</i>, <i>C. robusta</i> and <i>Brachyglottis repanda</i> may smother other significant native plant species.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>To ensure the long-term viability of the UBMA, a vegetation buffer is desirable to guard against adverse effects of fragmentation and edge.</u>

A10.1.4 Key management actions to be required or encouraged {*NatEnv 900.31*}

Threat	Key management actions
1. <u>Plant and animal pests</u>	a. <u>Prevent sycamore spread into new areas where sycamores have not yet established.</u> b. <u>Where weedy species may restrict the growth of local native species, therefore compromising the viability of the UBMA, control and removal of these species is appropriate (see the Town Belt Management Plan).</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>Consideration could be given to extending the Town Belt UBMA to include the southeast facing bush slopes above Logan Park High School, and the bush-clad gully running North West and parallel to Warden Street. The forested gully has a relatively intact canopy of mixed native and exotic species, and a diverse understory of ferns. The creek within is often flowing, and is habitat for southern koura (<i>Paranephrops zealandicus</i>). These two areas represent important buffer zones which would help to reduce external impacts on the UBMA by minimising edge and improving connectivity.</u>

A10.2 Port Chalmers Town Belt {Confirmed for addition - NatEnv 900.31}

A10.2.1 Description of the area {NatEnv 900.31}

The forest of this UBMA contains many large trees, with patches of both native and exotic species. Due to its largely undisturbed canopy, coupled with large amounts of decaying woody material and dense understory, the forested area is likely to be important habitat for indigenous plant and animal species. The Port Chalmers Town Belt represents an important part of an urban green corridor network.

A10.2.1.1 Description of urban environment allotments {NatEnv cl.16}

The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991: {NatEnv cl.16}

- 5 and 7 Macandrew Road Careys Bay; 1 William Street Careys Bay. {NatEnv cl.16}

A10.2.2 Biodiversity values to be protected {NatEnv 900.31}

1. Vegetation/Habitat types:

- The native canopy is primarily composed of tree fuchsia, whiteywood and broadleaf, and to a lesser extent, kanuka. The main exotic canopy species are sycamore and hawthorn, with an understory of rangiora. A large component of the more peripheral shorter scrubby vegetation is exotic - mainly gorse and Scottish broom. While the biodiversity values of this exotic-dominated vegetation type are relatively low, it does act as a buffer which can protect the values of the more intact adjacent indigenous-dominated vegetation.

2. Rare and notable species, habitats or communities:

- The Port Chalmers Town Belt is ecologically significant in that it represents one of the few remaining areas of remnant coastal ngaio/totara forest within the Dunedin city area, and is relatively large in size (c.7.0ha). This coastal forest is a lowland vegetation type classified as "Acutely Threatened" in the Threatened Environment Classification scheme, having less than 10 percent of the original vegetation cover remaining nationally.

3. Species diversity and Naturalness:

- It is estimated that 69 percent of plant species over the UBMA are indigenous.

A10.2.3 Principal threats to biodiversity values {NatEnv 900.31}

Threat	Description
1. <u>Plant and animal pests</u>	<u>Invasive plant pests pose the greatest threat to the conservation values of this UBMA, but threats from animal pests such as possum, rats/mice and stoats are also likely. The most significant plant pests are sycamore, rangiora and hawthorn.</u> <u>Other weedy exotic species that could be problematic in the future include Darwin's barberry, cotoneaster, ivy and buddleja (buddleia).</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	<u>To ensure the long-term viability of the UBMA, a vegetation buffer is desirable to guard against adverse effects of fragmentation and edge.</u>

A10.2.4 Key management actions to be required or encouraged {*NatEnv 900.31*}

Threat	Key management actions
1. <u>Plant and animal pests</u>	a. <u>Many large sycamore trees are present within the Port Chalmers Town Belt, and seedlings and suckers are sprouting vigorously along the bush margins, including road verges and train tracks. This species is out-competing the native species that would have historically dominated the UBMA. Control of the weedy exotic species, particularly sycamore, to preserve indigenous biodiversity values, is desirable.</u> b. <u>Amenity plantings around the lookout are native species that are inappropriate for coastal Otago; these include purple akeake, Chatham Island tree daisy and Chatham Island astelia. Replacing these species with more appropriate species would help with weed-management of the wider area, and improve the usefulness of these plantings as a vegetation buffer.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>To help protect the long-term viability of this UBMA, a boundary extension to include the adjacent gully system and vegetation contiguous with the UBMA (areas likely to support similar and complimentary species), would provide buffering from future disturbance and minimise edge effects.</u>

A10.3 Back Beach, Port Chalmers {Confirmed for addition - NatEnv 900.31}

A10.3.1 Description of the area {NatEnv 900.31}

The Back Beach reserve is a mixture of vegetation types along a predominantly steep and unstable coastal margin. The western and eastern sides of the reserve are comprised largely of exotic plant species, while most of the native biodiversity is concentrated around the southern point of the reserve.

A10.3.2 Biodiversity values to be protected {NatEnv 900.31}

1. Vegetation/Habitat types:
 - a. The west side of the reserve is dominated by large Monterey pines, and indigenous biodiversity values along this stretch of the UBMA are low. The southernmost point retains the greatest proportion of indigenous vegetation cover - notably ngaio, broadleaf, whiteywood, *Helichrysum lanceolatum*, *Hebe elliptica* and lowland flax. *Eucalyptus* species occurs in patches along the eastern side of the reserve, interspersed with occasional ngaio and whiteywood. Exotic, *Eucalyptus* species can provide good forage for native bird species. The eastern side of the reserve is weedy with *Muehlenbeckia australis*, ivy and banana passion fruit growing over woody vegetation such as Scottish broom, rangiora, elderberry, and sycamore.
2. Rare and notable species, habitats or communities:
 - a. The elongated shape of the UBMA makes it vulnerable to disturbance and pest weeds, and this feature reduces its overall value as habitat. Nevertheless, the coastal vegetation that persists at the site is "At Risk" based on the Threatened Environment Classification (having between 20-30 percent of the original vegetation cover remaining nationally and a high degree of habitat fragmentation). A small beetle, *Microspha litorea*, Family Staphylinidae, subfamily Microsilphinae, occurs at low tide level on the beach at Port Chalmers and is possibly not widely distributed elsewhere in Dunedin city.
3. Species diversity and Naturalness:
 - a. It is estimated that 61 percent of plant species over the UBMA are indigenous.

A10.3.3 Principal threats to biodiversity values {NatEnv 900.31}

Threat	Description
1. <u>Plant and animal pests</u>	a. <u>Exotic plant pests include sycamore, hawthorn, gorse, Scottish broom, banana passion fruit, boxthorn and crack willow.</u> b. <u>Animal pests have not been fully assessed; no animal sign was noted at the UBMA during a field survey.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>To ensure the long-term viability of the UBMA, a vegetation buffer is desirable to guard against adverse effects of fragmentation and edge.</u>

A10.3.4 Key management actions to be required or encouraged {*NatEnv 900.31*}

Threat	Key management actions
1. <u>Plant and animal pests</u>	a. <u>The indigenous biodiversity values of the Back Beach UBMA could be greatly enhanced by pest weed control, particularly at the southern point where the highest proportions of native plants occur. On the north side of the road several mature hawthorns could be removed in order to reduce their spread, while potential pest plants along the harbour side of the road include gorse and <i>Echium pininana</i>.</u> b. <u>Sycamore and alder form extensive stands over 10m tall around the marina and boat sheds, and the control of these plants could help ensure the long-term viability of the UBMA.</u> c. <u>At the eastern most edge of the reserve there is a well-established population of boxthorn. This is a particularly noxious pest which could be removed and replaced with more appropriate native plantings.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>The current UBMA could be extended to include the coastal margin of Watson Park, to provide a corridor of protected habitat which could be further improved with native plantings. In recognition of areas of important habitat, and to recognise potential habitat connections, consideration could be given to including the adjacent Rakiriri (Goat) and Kamau Taurua (Quarantine) Islands into this UBMA.</u>

A10.4 Kaikorai Estuary {Confirmed for addition - NatEnv 900.31}

A10.4.1 Description of the area {NatEnv 900.31}

This UBMA is composed of a mixture of riparian margin and wetland/estuarine habitat, some of which has been drained, that extends across the Southern Motorway. To the north of the motorway, the UBMA comprises a generous riparian strip alongside Abbott's Creek, and to the south, there is a wetland area that takes in Kaikorai Stream and continues to the east of Brighton Road.

A10.4.2 Biodiversity values to be protected {NatEnv 900.31}

1. Vegetation/Habitat types:

- a. Abbott's Creek itself has no indigenous riparian vegetation and is choked with weedy exotic grasses. The UBMA also contains a small part of drained wetland on the true right of Abbott's Creek which contains some patches of indigenous wetland vegetation, including several patches of sedges, rushes and flax. To the south of the motorway the UBMA comprises a contiguous strip of estuary on the true right of Kaikorai Stream extending to the east as far as Brighton road; this area has estuarine vegetation and rank grass with flax and toetoe on the higher points along the road edge. Some *Pittosporum tenuifolium* have been planted along the bund created by straightening the mouth of Abbott's Creek. The indigenous estuary vegetation is largely saltmarsh ribbonwood, *Carex secta* and jointed wire rush. Much of the indigenous vegetation has been replaced by weedy exotic species, particularly cocksfoot, gorse and crack willow, which is now the dominant cover along this stretch of Kaikorai Stream. The riparian strip along a bend of Kaikorai Stream on the east side Brighton Road is a mown area with some landscape plantings of natives.

2. Rare and notable species, habitats or communities:

- a. On the northern side of the motorway the indigenous vegetation has been mostly lost, apart from a few scattered patches within the drained wetland on the true right of Abbott's Creek. On the immediate southern side of the motorway, significant indigenous vegetation remains, although in a degraded state. The habitat supports indigenous fauna; for example spotted shag (*Phalacrocorax punctatus*). The wetland vegetation that persists at the site is "At Risk" based on the Threatened Environment Classification having between 20-30 percent of the original vegetation cover remaining nationally, and a high degree of habitat fragmentation; no field assessment of the wetland has been conducted.

3. Species diversity and Naturalness:

- a. Vegetation of the wetland and riparian margins is estimated at having between 25-55 percent indigenous plant species.

A10.4.3 Principal threats to biodiversity values {NatEnv 900.31}

Threat	Description
1. <u>Plant and animal pests</u>	a. <u>Pest plant species are predominantly crack willow, gorse and blackberry.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>The northern portion of the mapped area provides an important freshwater corridor and associated biodiversity linkages. To ensure the long-term viability of the UBMA, a vegetation buffer is desirable to guard against adverse effects of fragmentation and edge effects in both terrestrial and freshwater/estuarine systems.</u>

A10.4.4 Key management actions to be required or encouraged {*NatEnv 900.31*}

Threat	Key management actions
1. <u>Plant and animal pests</u>	a. <u>Not assessed.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>Indigenous vegetation, primarily lowland flax, has persisted along the highway margin and biodiversity gains could be made here and along both Abbott's Creek and the adjacent wetland, through road-side, riparian and wetland indigenous plantings.</u> b. <u>Consideration could be given to extending the mapped UBMA, as opportunities arise, to the south of the motorway to include the estuary and the littoral areas. The Kaikorai Estuary is important habitat for indigenous animals. The UBMA could conceivably extend from the motorway and connect the estuary to the Island Park reserve, which contains indigenous terrestrial and wetland biodiversity values.</u>

A10.5 Frasers Gully {Confirmed for addition - NatEnv 900.31}

A10.5.1 Description of the area {NatEnv 900.31}

Frasers Gully UBMA falls entirely within the Frasers Gully Recreation Reserve and is subject to the 'Hills Reserves Management Plan'. Frasers Gully Recreation Reserve is an important area of vegetation in the suburbs surrounding Dunedin city, providing a tree-dominated landscape in an otherwise urban setting. The UBMA encompasses steep gully slopes and ridges surrounding the upper reaches of the Kaikorai Stream and tributaries. Vegetation is a mix of mature secondary native forest, regenerating forest and planted exotic species.

A10.5.1.1 Description of urban environment allotments {NatEnv cl.16}

The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991: {NatEnv cl.16}

- 62 and 78 Frasers Road; 8 Helensburgh Road. {NatEnv cl.16}

A10.5.2 Biodiversity values to be protected {NatEnv 900.31}

1. Vegetation/Habitat types:

- The UBMA contains six vegetation and habitat types, and 'The Hills Reserves Management Plan' contains much information on the vegetation of the area. The UBMA has a remnant podocarp/broadleaved forest at the top of a planted slope, at the head of a gully; this area is composed of largely intact indigenous podocarp forest. There is a grassed picnic area and playing fields in Ellis Park, which are comprised of a managed playing turf with native and exotic specimen trees. The south-west facing slopes of the UBMA are steep and have small pockets of remnant indigenous cover (i.e. tree fuchsia and whiteywood with a semi-intact understory) largely overtopped by sycamores and *Muehlenbeckia australis*, with other weedy species also present, including Darwin's barberry. There is a c. 300m² patch of this habitat which has been cleared, and is now composed almost entirely of Scottish broom.
A 50-60m² patch of silver beech has been planted on the lower slopes over the last 20 years. The lower reaches of Fraser's Creek have a fairly complete canopy cover, including some large remnant patches of tall (>8m) kanuka, complemented with a range of c. 10-20 year old native plantings. The native trees are interspersed with occasional large sycamore, alder, willow and laurel. The south-east facing slope (exforestry) has a c. 3ha area of 2 -3 year old re-vegetation plantings; these plantings grow amongst stumps of cleared exotic forestry. This area extends to the foot of the slope and along the flats. Many of the plants are well established but are competing with the densely regenerating Himalayan honeysuckle and Scottish broom. The UBMA also has patches of unimproved pasture, which covers most of the true right of Fraser's Creek.

2. Rare and notable species, habitats or communities:

- The podocarp/broadleaved forests in the upper parts of the gully are classified as "Chronically Threatened" under the Threatened Environments Classification. They represent a highly fragmented habitat type with only 10-20 percent of indigenous cover left, nationally. The native dwarf mistletoe *Korthalsella salicornioides* (classified as 'At Risk-Naturally Uncommon') is known from the site. The most significant threats to further losses of biodiversity in these habitats are further fragmentation, and invasive plant and animal species.

3. Species diversity and Naturalness:

- The vegetation of Frasers Gully is estimated to be between 41-86 percent indigenous.

A10.5.3 Principal threats to biodiversity values {*NatEnv 900.31*}

Threat	Description
1. <u>Plant and animal pests</u>	a. <u>Pest plant species include sycamore, elderberry, gorse, Scottish broom, blackberry, crack willow, convolvulus, buddleja (buddleia) and hawthorn. Animal pests have not been assessed but no feral animal sign was noted at the site during a field inspection.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>To ensure the long-term viability of the UBMA, a vegetation buffer is desirable to guard against adverse effects of fragmentation and edge.</u>

A10.5.4 Key management actions to be required or encouraged {*NatEnv 900.31*}

Threat	Key management actions
1. <u>Plant and animal pests</u>	a. <u>The major threats to biodiversity in this UBMA are the sycamores, elderberry and hawthorn. These species are all relatively shade tolerant, and are all establishing under the canopy of the native bush. The sycamores are a particular issue in the lower reaches of the stream where they are clearly outcompeting natives and could be removed. The elderberries and hawthorns could be removed to improve the long-term viability of the UBMA.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>The entire area contained within Frasers Gully UBMA has very high biodiversity and habitat values, and constitutes an important ecological corridor between urban and rural areas. Consideration could be made to extending the boundaries to cover the private land and gullies to the north of the current mapped UBMA, and to the west, to include the vegetated area around the nearby water reservoir. These areas represent important buffer zones which can reduce external impacts by minimising edge effects.</u>

A10.6 Wakari Reserve and Transmission line easement {Confirmed for addition - NatEnv 900.31}

A10.6.1 Description of the area {NatEnv 900.31}

This UBMA contains a significant area of bush adjacent to the Halfway Bush substation, which comprises a remnant podocarp/broadleaved forest on southeast facing banks. The designated dog walking area to the north has areas of well-established mixed amenity plantings of several exotic and native species. Well established 10-20 year old exotic trees create a parkland landscape in the northern part of the UBMA. Some of these planted species are inappropriate in that they are not found naturally in the area; e.g. *Sophora longicarinata*.

A10.6.1.1 Description of urban environment allotments {NatEnv cl.16}

The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991: {NatEnv cl.16}

- 4, 5 and 6 Kereru Close; 48 Wakari Road. {NatEnv cl.16}

A10.6.2 Biodiversity values to be protected {NatEnv 900.31}

1. Vegetation/Habitat types:

- a. The UBMA is composed of three spatially distinct habitat/vegetation types: a remnant podocarp/broadleaved forest on the southeast facing banks adjacent to the substation; a well-established mixed amenity planting of several exotic and native species around the designated dog walking area to the north; and native plantings in and around the drainage channel along the southwest boundary near Taieri Road. The remnant vegetation is dominated by tree fuchsia and whiteywood, with occasional totara and other woody trees and shrubs. The understory is disturbed, with large areas of exposed soil. Plants in the understory include occasional hen and chicken fern, *Blechnum chambersii* and some epiphytic *Asplenium flaccidum*. Scattered patches of prickly shield fern have survived outside of the bush cover, and extend under the exotic tree plantings. Well established 10-20 year old exotic trees create a parkland landscape in the northern part of the area, primarily composed of silver birch, fir, oak, and cypress. The native plantings around the drainage gully are well established and provide some cohesive vegetation cover, and protect the banks from erosion.

2. Rare and notable species, habitats or communities:

- a. The podocarp/broadleaved forest on the steep southeast facing banks is classified as "At Risk" under the Threatened Environments Classification. It represents a habitat type with only 20-30 percent of indigenous cover left nationally. The most significant threats to further losses of biodiversity in these habitats are further fragmentation and invasive plant and animal species.

3. Species diversity and Naturalness:

- a. The vegetation of the UBMA is estimated to be 64 percent indigenous.

A10.6.3 Principal threats to biodiversity values {*NatEnv 900.31*}

Threat	Description
1. <u>Plant and animal pests</u>	a. <u>Pest plant species include sycamore, elderberry, gorse, Scottish broom, blackberry and ragwort.</u> b. <u>Animal pests have not been assessed but no feral animal sign was noted at the site during a field inspection.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>Minimal buffer to guard against adverse effects of fragmentation and edge effects.</u>

A10.6.4 Key management actions to be required or encouraged {*NatEnv 900.31*}

Threat	Key management actions
1. <u>Plant and animal pests</u>	a. <u>The major threats to biodiversity in this UBMA are the sycamores, Scottish broom and blackberry. The shade tolerant sycamores are establishing under the canopy of the native bush, and threaten to out-compete them. Removal of sycamores is therefore a priority for this UBMA.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>Consideration could be given to an extending the UBMA to include the adjacent steep vegetated slopes to the east. Although the increase in total biodiversity resulting from these inclusions is likely to be small, it has the advantage of creating a green corridor between Wakari and the Balmacewen Golf Course. These areas represent important buffer zones which could reduce external impacts by minimising edge effects.</u>

A10.7 Brockville slopes, Kaikorai Stream (Confirmed for addition - NatEnv 900.31}

A10.7.1 Description of the area {NatEnv 900.31}

The UBMA is composed of two spatially disjunct areas: the vegetated southern slopes of Brockville and the grassed open spaces adjacent to Kaikorai Stream, including Kaikorai Valley High School playing fields.

A10.7.1.1 Description of urban environment allotments {NatEnv cl.16}

The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991: {NatEnv cl.16}

- 133 Brockville Road; 34 Ettrick Street. {NatEnv cl.16}

A10.7.2 Biodiversity values to be protected {NatEnv 900.31}

1. Vegetation/Habitat types:

- The remnant vegetation on the southern slopes of Brockville is highly diverse, with a canopy dominated by kanuka and whiteywood, with emergent totara and rimu. The understory is largely intact, with many species of small trees and shrubs, sedges and ferns throughout. Exotic species are uncommon under the intact canopy, and where they are present, they occur mostly in the lower and upper bush margins. The area around Kaikorai Stream and Kaikorai Valley High School has not been assessed (this land is managed by the Ministry of Education) but aerial photographs indicate very little indigenous vegetation remains here. Vegetation on the true right of the stream, within the boundary of the UBMA, appears to be plantation forestry some of which has been cleared.

2. Rare and notable species, habitats or communities:

- The podocarp/broadleaved forest on the steep south facing slopes of Brockville is classified as "Acutely Threatened" under the Threatened Environments Classification. It represents a habitat type that has less than 10 percent of indigenous cover left, nationally.

3. Species diversity and Naturalness:

- The vegetation of the UBMA is estimated to be 80 percent indigenous.

A10.7.3 Principal threats to biodiversity values {NatEnv 900.31}

Threat	Description
1. <u>Plant and animal pests</u>	a. <u>Pest plant species within the Brockville slopes include sycamore, elderberry, Chilean flame creeper, gorse, Scottish broom, blackberry, holly, cotoneaster and cherry laurel. Animal pests have not been assessed but no feral animal sign was noted at the site during a field inspection.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>To ensure the long-term viability of the UBMA, a vegetation buffer is desirable to guard against adverse effects of fragmentation and edge.</u>

A10.7.4 Key management actions to be required or encouraged {*NatEnv 900.31*}

Threat	Key management actions
1. <u>Plant and animal pests</u>	a. <u>The major threats to biodiversity in this reserve are the sycamores and cherry laurel, which are growing prolifically along the roadside, and encroaching on the native bush; these could be removed as a priority.</u> b. <u>Several shade tolerant species are present under the intact indigenous forest canopy, predominantly elderberry and hawthorn. These species could be actively managed to prevent future weed problems.</u> c. <u>Cotoneaster, holly, and Chilean flame creeper are all currently at low density, but have the potential to become serious plant pests.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>The Brockville slopes retain high indigenous biodiversity values and consideration could be made to extend the boundary of the mapped UBMA to include the adjacent and contiguous bush. This boundary extension would result in the inclusion of several hundred square meters of intact indigenous vegetation, including several mature podocarp trees. Bush habitat adjacent to the UBMA represents an important buffer zone which could help to reduce external impacts by minimising edge effects and improving connectivity.</u> b. <u>Apart from some relatively recent plantings (c. 5 years old) on the banks of Kaikorai Stream, the area within the mapped UBMA, but outside of the Brockville slopes, contains little terrestrial biodiversity value. The stream itself, however, and the values associated with the riparian habitat are important in forming linkages. The area needs substantive assessment, along with the indigenous biodiversity values of the exotic plantation on the true right of the stream, to determine the appropriate management of any threats present.</u>

A10.8 Caversham Valley {Confirmed for addition - NatEnv 900.31}

A10.8.1 Description of the area {NatEnv 900.31}

This UBMA is composed of the south facing slopes of Caversham valley, including the following Reserves: Caversham, Lookout Point, Elgin, Caversham Valley Forest, Caversham Station, Forfar Street and Sidey Park. A high voltage transmission line runs through the UBMA parallel with the valley. Vegetation clearance along this easement has created a corridor of disturbed vegetation that is highly weedy.

A10.8.1.1 Description of urban environment allotments {NatEnv cl.16}

The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991: **{NatEnv cl.16}**

- 9 and 11 Robinson Street; 123 Mornington Road; 146 Caversham Valley Road; 15, 18, 21, 22 and 26 Lancefield Street; 179 and 183 Mornington Road; 20 and 32 Thomson Street; 22 and 24 Wills Street; 27 Bridge Street; 43, 49 and 51 Lindsay Road; 49 Forfar Street; 8 McCracken Street; 84 Barnes Drive. **{NatEnv cl.16}**

A10.8.2 Biodiversity values to be protected {NatEnv 900.31}

1. Vegetation/Habitat types:
 - a. The dominant vegetation cover of the south facing slopes of the Caversham valley is sycamore, with scattered patches of larger trees such as *Eucalyptus*, particularly on the steeper slopes, and pine. Under the exotic canopy, secondary growth whiteywood and remnant tree fuchsia are thriving. The vegetation of the high voltage transmission line is dominated by *Muehlenbeckia australis* and exotic woody weeds such as gorse and Scottish broom.
2. Rare and notable species, habitats or communities:
 - a. The vegetation that persists on the lower slopes of the UBMA is "Acutely Threatened" based on the Threatened Environment Classification, having less than 10 percent of the original vegetation cover remaining nationally, and a high degree of habitat fragmentation. The upper slopes are "At Risk" having between 20-30 percent of the original vegetation cover remaining nationally. Caversham Valley Forest Reserve has been identified as an area with important conservation values due to its population of the endemic velvet worm (*Peripatus species*).
3. Species diversity and Naturalness:
 - a. The vegetation of the UBMA is estimated to be 39-41 percent indigenous.

A10.8.3 Principal threats to biodiversity values {NatEnv 900.31}

Threat	Description
1. <u>Plant and animal pests</u>	a. The most serious plant pest in the UBMA is sycamore; it forms extensive stands covering most of the area. Other pest trees include holly, hawthorn, cherry laurel and elderberry. Other woody weeds include gorse, Scottish broom and Darwin's barberry. Herbaceous weeds include aluminium weed, blackberry and Himalayan honeysuckle. b. Animal pests have not been assessed but no feral animal sign was noted at the site during a field inspection.
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. To ensure the long-term viability of the UBMA, a vegetation buffer is desirable to guard against adverse effects of fragmentation and edge.

A10.8.4 Key management actions to be required or encouraged {*NatEnv 900.31*}

Threat	Key management actions
1. <u>Plant and animal pests</u>	a. <u>The highest biodiversity values of the UBMA are contained within the Caversham Bush Reserve, and management within this reserve could include control of sycamore and hawthorn within the bush remnant. Control of gorse, Himalayan honeysuckle and other plant pests that are competing with native plantings, is also desirable.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>Reserves to the east of Caversham Bush Reserve all have relatively low biodiversity values, with canopies largely dominated by exotic species, and a large proportion of exotic pest plants in the understory. These areas do, however, perform an important buffering function and provide a green corridor for indigenous fauna between Caversham Bush Reserve and the Town Belt UBMA.</u> b. <u>The entire UBMA is likely to provide habitat for <i>Peripatus</i> species.</u>

A10.9 Ross Creek/Balmacewen {Confirmed for addition - NatEnv 900.31}

A10.9.1 Description of the area {NatEnv 900.31}

This UBMA is composed of two disconnected parts; to the north is Balmacewen Golf Course (both sides of Balmacewen Road) with Ross Creek and its generous riparian margins forming the northern boundary. The UBMA then extends in a south west direction, skipping over the 706 playing fields of Nairn Street Reserve, Bishopscourt and Balmacewen Intermediate, to continue along the Kaikorai Common.

A10.9.1.1 Description of urban environment allotments {NatEnv cl.16}

The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991: {NatEnv cl.16}

- 10, 12 and 14 Polwarth Road; 125 Balmacewen Road; 36 Shetland Street. {NatEnv cl.16}

A10.9.2 Biodiversity values to be protected {NatEnv 900.31}

1. Vegetation/Habitat types:

- a. The Kaikorai Common contains a re-vegetated riparian strip and a constructed wetland. The constructed wetland may provide some habitat for indigenous fauna, and may possibly be performing some ecological services in terms of improving water quality (based on a cursory field assessment). The Balmacewen Golf Course has two parts - a mown area of exotic grass interspersed with native and exotic shelter belt (based on aerial photos) and an extensive patch of remnant podocarp/broadleaved forest adjacent to Ross Creek itself. Further information on the vegetation of Ross Creek is contained within the 'Hills Reserves Management Plan'.

2. Rare and notable species, habitats or communities:

- a. Kaikorai Commons Reserve and the adjacent planted area around Shetland Street Organic Garden contain low level indigenous biodiversity values, and those that are there have resulted from community planting efforts. Two species listed on the protected indigenous species list are present here - wind grass (*Anemanthele lessoniana*) and narrow-leaved tree daisy (*Olearia lineata*), but both species have been planted (i.e. are not remnants of the original vegetation cover). As a large, intact green space, the Balmacewen Golf Course is likely to be an important habitat for indigenous fauna; the extent of the contribution, however, has not been fully assessed. Ross Creek Reserve and the adjoining Craigieburn Reserve have areas of remnant podocarp/broadleaved forest and regenerating kanuka scrub, with some exotics.
The vegetation within the UBMA is "At Risk" based on the Threatened Environment Classification having between 20-30 percent of the original vegetation cover remaining nationally, and a high degree of habitat fragmentation. The northern parts of the UBMA are likely to provide habitat for Peripatus species, and Peripatus are known to occur at Ross Creek under the native forest canopy.

3. Species diversity and Naturalness:

- a. The vegetation of the UBMA is estimated to be 49-60 percent indigenous.

A10.9.3 Principal threats to biodiversity values {NatEnv 900.31}

Threat	Description
1. <u>Plant and animal pests</u>	a. <u>No pest species of any significance have been found in the UBMA, based on a single cursory field survey. There is likely to be some plant pests, however, in the Balmacewen Golf Course - especially in the forest area on the northern boundary adjacent to Ross Creek.</u> b. <u>Pest species in the Ross Creek Reserve include sycamore, elderberry, Chilean flame creeper, gorse, Scottish broom, blackberry, holly, cotoneaster and cherry laurel.</u> c. <u>Animal pests have not been assessed but no feral animal sign was noted at the site during a field inspection.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>Minimal buffer to guard against adverse effects of fragmentation and edge in both terrestrial and freshwater/estuarine systems.</u>

A10.9.4 Key management actions to be required or encouraged {NatEnv 900.31}

Threat	Key management actions
1. <u>Plant and animal pests</u>	a. <u>Although there are no pest species known that could pose a significant threat to indigenous biodiversity, management of sycamore is the highest priority within the Ross Creek Reserve.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>Kaikorai Commons could be removed from the UBMA without significantly compromising the overall biodiversity values of the area. The biodiversity values associated with the planted area in Kaikorai Commons are small, despite plantings of locally threatened species. Biodiversity values of this area are probably sufficiently protected by interests of the community groups responsible for the plantings.</u> b. <u>The biodiversity values of parts of the Balmacewen golf course are likely to be small, but a more detailed field assessment is required to confirm this view.</u> c. <u>Consideration could be given to extending the UBMA boundary to include the entire Ross Creek Reserve and Craigieburn Reserves. These areas contain significant indigenous vegetation and are important habitat for indigenous fauna, including <i>Peripatus</i>. The addition of these areas to the UBMA would help to secure the connections between this UBMA and the Leith Valley.</u>

A10.10 Ocean Grove {Confirmed for addition - NatEnv 900.31}

A10.10.1 Description of the area {NatEnv 900.31}

This UBMA is composed of a coastal strip of varying width from St Clair beach to the gun emplacements at the north end of Tomahawk beach, and extends inland to Victoria Road including several playing fields, the Chisholm Links Golf Course and Andersons Bay Cemetery. The majority of the vegetation in the UBMA is grassed playing fields, with occasional amenity plantings and windbreaks.

A10.10.2 Biodiversity values to be protected {NatEnv 900.31}

1. Vegetation/Habitat types:

- a. The coastal vegetation on the fore dune is almost entirely exotic (i.e. marram, lupins). The back dune and cliff vegetation is largely composed of native species not found naturally in Dunedin city (i.e. *Coprosma repens*, *Olearia traversiorum*). Weedy *C. repens* forms large areas of intact scrub, particularly around John Wilson Drive and the old Lawyers Head Car Park, and further along the coast around to the Tomahawk gun emplacements. Aerial photography indicates that there are no areas of intact indigenous vegetation remaining within the golf course or cemetery. The notable exception, to this pattern of weedy vegetation cover, is the turf communities; the steep areas of the cliff are covered with patches of *Hebe elliptica* with a ground cover of *Leptinella dioica*, *Samolus repens*, *Sellieria radicans*, *Juncus antarcticus* and other turf species. There are also patches of glasswort and native ice plant throughout the UBMA. Sporadic patches of ngaio and *Hebe elliptica* also occur along the entire span of the UBMA.

2. Rare and notable species, habitats or communities:

- a. The turf communities on Lawyers Head may provide habitat for the "At Risk-Declining" species *Lepidium tenuicaule*, and although there is little indigenous vegetation present along this stretch of coastline, there is significant habitat for indigenous fauna, particularly gulls, oystercatchers and penguins. Lawyers Head is also habitat for the spotted shag (*Strictocarbo punctatus*), while the variable oystercatcher (*Haematopus unicolor*) and red-billed gulls (*Larus novaehollandia*) are present in the grassed playing fields.
The vegetation within the UBMA is mostly "At Risk" based on the Threatened Environment Classification having between 20-30 percent of the original vegetation cover remaining nationally, and a high degree of habitat fragmentation. The vegetation towards the eastern half of the site is "Acutely Threatened" based on the Threatened Environment Classification, having less than 10 percent of the original vegetation cover remaining nationally, and a high degree of habitat fragmentation.

3. Species diversity and Naturalness:

- a. The vegetation of the UBMA is estimated to be 63 percent indigenous.

A10.10.3 Principal threats to biodiversity values {NatEnv 900.31}

Threat	Description
1. <u>Plant and animal pests</u>	a. <u>Animal pests have not been assessed; hare sign was found along the cliff tops at Lawyer's Head during a field survey.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>Minimal buffer to guard against adverse effects of fragmentation and edge effects.</u>

A10.10.4 Key management actions to be required or encouraged {*NatEnv 900.31*}

Threat	Key management actions
1. <u>Plant and animal pests</u>	a. <u>While the majority of the vegetation in the UBMA is not indigenous, there are very few pest plants present, and those that are present appear to be adequately controlled by the current management regime.</u> b. <u>A small, stunted population of the exotic ngaio <i>Myoporum insulare</i> is used as a dune stabilisation species on the coastal side of Kettle Park. This is a Tasmanian species which hybridises freely with the native ngaio <i>M. laetum</i>. Ideally these few plants could be replaced over time with another species.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>Consideration could be given to extending the boundary of the UBMA to take in adjacent areas of coastal vegetation towards Smalls Beach. At Smalls beach there is a viable population of a stiletto fly <i>Anabarhynchus fuscofemoratus</i> (Diptera, family Therevidae); this species occurs on sand from the fore dune to the back dunes. The habitat for this fly is exposed sand surrounded by low native grasses and vegetation. This is the only place in the world that this insect is currently known to occur, and therefore the habitat warrants protection. Vehicles driving on dunes pose a risk to this species.</u> b. <u>Many exotic-vegetation dominated areas of the UBMA, including playing fields, the golf course and cemetery, are likely to contain important habitat for coastal bird species. In terms of increasing habitat connectivity, consideration could be given to including Tomahawk Lagoon into this UBMA. This area represents an important buffer zone which could help reduce external impacts by minimising edge effects.</u>

A10.11 Chingford Park {Confirmed for addition - NatEnv 900.31}

A10.11.1 Description of the area {NatEnv 900.31}

The boundaries of this UBMA are aligned with the Chingford Park Recreation Reserve. The vegetation cover of the reserve/UBMA is made up of a wide range of exotic species, planted in dense belts around playing fields. The area forms part of a biodiversity corridor along with an area of adjacent kanuka scrub, which links the residential areas of north east valley with indigenous habitat further along the valley towards Bethune's Gully. A tributary of Lindsay Creek running through a gully in the forested area is largely surrounded by native ferns and shrubs, and this gully extends uphill beyond the boundary of the UBMA into a contiguous area of native bush, with primarily kanuka and tree fuchsia as canopy species. This gully has not been the subject of a field assessment, but is important in the context of contributing to a corridor of habitat joining northeast valley with Bethune's Gully.

A10.11.2 Biodiversity values to be protected {NatEnv 900.31}

1. Vegetation/Habitat types:
 - a. Two major habitats exist: European beech forest with indigenous understory, and kanuka scrub. The south facing slopes at the northern boundary of the reserve have a large area of c.50 year old European beech trees. The beech canopy has provided cover for a range of native species, particularly ferns, which are establishing a relatively diverse understory. This forested area contains a gully with a running claybottomed creek, a small tributary of Lindsay Creek. The gully to the east appears to contain similar kanuka scrub, as does the large area of vegetation on the privately owned south facing slopes further up Norwood Street. The native understory and riparian communities developing beneath the beech forest are of relatively high indigenous diversity.
2. Rare and notable species, habitats or communities:
 - a. The native understory and riparian communities developing beneath the European beech are of relatively high indigenous diversity with a low prevalence of weedy exotic species. The kanuka scrub is notable in that it is fairly large and contiguous with Chingford Park. It has a relatively intact canopy, provides good protection of the creek, and has low numbers of weedy species. This UBMA is "At Risk" based on the Threatened Environment Classification having between 20-30 percent of the original vegetation cover remaining nationally.
3. Species diversity and Naturalness:
 - a. The vegetation of the UBMA is estimated to be 81-84 percent indigenous.

A10.11.3 Principal threats to biodiversity values {NatEnv 900.31}

Threat	Description
1. <u>Plant and animal pests</u>	a. <u>In Chingford Park sporadic incidences of Darwin's barberry, holly and cotoneaster have been reported. Towards the western boundary of the park, c.10-20 year old sycamores are becoming increasingly prolific.</u> b. <u>In the kanuka scrub there are a few large trees of holly and hawthorn growing on the margins.</u> c. <u>Animal pests have not been assessed but no animal sign was seen during a field assessment.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>Minimal buffer to guard against adverse effects of fragmentation and edge effects.</u>

A10.11.4 Key management actions to be required or encouraged {*NatEnv 900.31*}

Threat	Key management actions
1. <u>Plant and animal pests</u>	a. <u>Consideration could be given to gradually and progressively removing sycamores that are growing within the western area of Chingford Park; this will help to slow down the invasion of sycamore seedlings into the bush margin. The tree weeds around the margin of the kanuka scrub to the north of the reserve could be removed fairly easily and in doing so would remove these as potential seed sources.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>The long-term viability of the Chingford Park UBMA could be improved if the boundary were extended to include the adjacent kanuka scrub. The structure of the intact mature European beech canopy of Chingford Park is complementary to the regenerating kanuka scrub, and both areas are relatively free of noxious plant pests. These areas, together, form a biodiversity corridor which links the residential areas of North East Valley with indigenous habitat further up the valley. They could together, also form parts of a future corridor linking Chingford Park to Bethune's Gully via Campbells Road.</u> b. <u>The neighbouring gully and faces, adjacent to the mapped Chingford Park UBMA, contain some high quality kanuka scrub. These areas represent important buffer zones which can help reduce external impacts by minimising edge effects.</u>

A10.12 Buccleugh Street, North East Valley {Confirmed for addition - NatEnv 900.31}

A10.12.1 Description of the area {NatEnv 900.31}

This UBMA is composed of two components: a large gully area including Buccleugh Street Reserve and adjacent private property, and a smaller area including Dalmore Street Reserve and the adjacent private property.

A10.12.1.1 Description of urban environment allotments {NatEnv cl.16}

The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991: {NatEnv cl.16}

- 1 – 73, 38, 42, 46, 48, 110 and 114 Buccleugh Street; 19 and 36 Barclay Street. {NatEnv cl.16}

A10.12.2 Biodiversity values to be protected {NatEnv 900.31}

1. Vegetation/Habitat types:

- a. The large gully area including Buccleugh Street Reserve and adjacent private property has a south facing gully of tall vegetation dominated by exotic species, primarily wilding sycamore with peripheral plantings of *Eucalyptus* species and crack willow. There is also an area of kanuka scrub in the centre the reserve. The vegetation is mostly between 5-10m tall, and forms a fairly complete cover, aided in places by a sprawling cover of *Muehlenbeckia australis*. The understory has a large native component, primarily ferns, but also *Astelia*, *Coprosma* species and red mapou. Light levels in the understory are likely to be too low for sycamore seed to germinate. Larger trees of regenerating whiteywood and remnant tree fuchsia are present throughout. A clay-bottomed creek runs the length of the UBMA, and there is a fairly continuous native riparian margin along its length. At the northern end, some forestry species have been recently felled. The small area of the UBMA that includes Dalmore Street Reserve and adjacent private property is surrounded by a south-facing patch of sycamore, with patches of kanuka spread throughout. The bush margin is dominated by weedy species.

2. Rare and notable species, habitats or communities:

- a. The vegetation within the UBMA is mostly "At Risk" based on the Threatened Environment Classification having between 20-30 percent of the original vegetation cover remaining nationally, and a high degree of habitat fragmentation.

3. Species diversity and Naturalness:

- a. The vegetation of the UBMA is estimated to be 62-74 percent indigenous.

A10.12.3 Principal threats to biodiversity values *{NatEnv 900.31}*

Threat	Description
1. <u>Plant and animal pests</u>	a. <u>The major plant pest found in both areas of the UBMA is sycamore; this species comprises most of the biomass of the UBMA. Weeds are present in the understory where there are gaps in the canopy; notably ivy, male fern and rangiora.</u> b. <u>Other major pests include hawthorn, Himalayan honeysuckle and old man's beard. Lesser pests are blackberry, gorse and crack willow.</u> c. <u>Animal pests have not been assessed; possum sign was found in the Buccleugh Street reserve during a field survey.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>Not assessed.</u>

A10.12.4 Key management actions to be required or encouraged *{NatEnv 900.31}*

Threat	Key management actions
1. <u>Plant and animal pests</u>	a. <u>There are no immediate threats to indigenous biodiversity at this UBMA from plant or animal pests - the limited indigenous biodiversity values that do exist are improved by the habitat created by the exotic plants, particularly the sycamore canopy.</u> b. <u>Any disturbance of the canopy would likely cause a proliferation of weedy species. There is, however, little evidence of succession of woody species in these areas, possibly because of predation and/or grazing of seeds and young plants by exotic animals, and possibly compounded by the lack of habitat in the canopy for native avifauna.</u> c. <u>Unless future management includes under-planting with shade tolerant native tree species, succession to a native canopy is likely to be a very long-term prospect within this UBMA.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>Not assessed.</u>

A10.13 Somerville Street {Confirmed for addition - NatEnv 900.31}

A10.13.1 Description of the area {NatEnv 900.31}

This UBMA is made up of three areas: steep vegetated faces above Marne Street and following Larnach Road as far as the roundabout; the Southeast facing slopes from Dunrobin Street to Andersons Bay Inlet running parallel to Somerville Street; and the continuation of the same southeast facing slopes from above Dunrobin Street to Highcliff Road.

A10.13.1.1 Description of urban environment allotments {NatEnv cl.16}

The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991: {NatEnv cl.16}

- 1 Larnach Road; 11 Belford Street; 11 Glendevon Place; 114, 116, 118, 120, 121 and 122 Dunrobin Street; 47, 55, 57, 59, 65, 69, 73, 75, 79, 81, 83, 87, 89, 95, 129, 131, 133, 135, 159, 195, 197, 197A, 199, and 201 Somerville Street; 14 and 16 Tower Avenue; 7, 9, 15, 17, 19, 21, 23, 39, 41, 43, 45, 47, 49, 51 and 57 Glendevon Place; 16 Murano Street; 24A, 24B, 24C, 24D, 24E, 24F, 24G, 24H, 24I, 24J and 24K Archibald Street; 3, 5, 7 and 9 Belford Street; 8 Marne Street. {NatEnv cl.16}

A10.13.2 Biodiversity values to be protected {NatEnv 900.31}

1. Vegetation/Habitat types:

- a. The almost sheer faces above Marne Street contain patches of relatively diverse and intact vegetation, with patches of broadleaf, tree fuchsia, whiteywood, *Coprosma* species, kowhai, and totara. Several fern species are growing at the base of the cliffs, as well as perching in rock crevices above. On areas above Larnach Road there is a more typical mix of secondary growth whiteywood and tree fuchsia, interspersed with weeds, and largely smothered by *Muehlenbeckia australis*. The slopes above Somerville Street are composed of exotic tree species and weedy vegetation (assessed from aerial photographs). The area above the Dunrobin Street/Somerville Street intersection may also contain a sparse patch of kanuka (assessed from aerial photographs). The vegetation in the southern part of this UBMA has also been assessed by aerial photography and comprises second growth indigenous vegetation. The northern part of the UBMA, opposite Portland Place, has c.10 year old planted natives with further 2-3 year old planting in the gorse area above it. The older plantings are fairly well established in places, but overall the area supports poor diversity and no natural regeneration is occurring.

2. Rare and notable species, habitats or communities:

- a. The indigenous vegetation that persists in this UBMA is "Acutely Threatened" based on the Threatened Environment Classification having less than 10 percent of the original vegetation cover remaining nationally, and a high degree of habitat fragmentation. Of all the areas contained in this UBMA, the steep faces above Marne Street have the most indigenous diversity and the fewest weeds.

3. Species diversity and Naturalness:

- a. The vegetation of the UBMA is estimated to be 71 percent indigenous.

A10.13.3 Principal threats to biodiversity values {*NatEnv 900.31*}

Threat	Description
1. <u>Plant and animal pests</u>	a. <u>Several plant pests are present throughout the UBMA, notably banana passion fruit, gorse, Scottish broom, hawthorn, and Darwin's barberry.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>Minimal buffer to guard against adverse effects of fragmentation and edge effects in both terrestrial and freshwater/estuarine systems.</u>

A10.13.4 Key management actions to be required or encouraged {*NatEnv 900.31*}

Threat	Key management actions
1. <u>Plant and animal pests</u>	a. <u>Some weed control would benefit the conservation values of this UBMA - particularly the control of Darwin's barberry which is in the initial stages of colonisation. While the contiguous area of vegetation on Larnach Road has relatively low biodiversity value, there is a large buddleja (buddleia) population on Larnach Road which could be removed to prevent spread of seeds into the nearby UBMA.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>Consideration could be made to extending the UBMA to include the steep faces above Portobello Road. The area below Dunrobin Road is of lesser value as no obvious indigenous vegetation remains in this area; however a more thorough assessment is required to substantiate this. The area above Dunrobin Road has some indigenous vegetation which is also contained within the "Acutely Threatened" land environment classification, and the kanuka scrub further up Dunrobin Road could be added as an extension of the UBMA. There is an area of vegetation on private land on Every Street which could be assessed for biodiversity values, and for inclusion into the UBMA.</u> b. <u>Including these areas into the UBMA could provide buffering from disturbance and minimise edge effects.</u>

A10.14 Upper St Clair {Confirmed for addition - NatEnv 900.31}

A10.14.1 Description of the area {NatEnv 900.31}

This UBMA has two distinct habitat types: the coastal vegetation landward of the Beaches, and the cliff vegetation. The UBMA takes in a popular walking track. There has been significant residential development within this UBMA, and this may have had cumulative negative impacts on the biodiversity values.

A10.14.1.1 Description of urban environment allotments {NatEnv cl.16}

The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991: {NatEnv cl.16}

- 77, 101, 101A, 109, 111, 111A, 111B, 111C, 111D and 111G, Cliffs Road; 5, 7, 9, 11, 13, 15, 17, 19, 19A, 19B, 19C, 19D, 21, 25, 27, 29, 31, 43 and 45 Highgrove; 2E, 2F, 2G, 2H, 2J, 2K, 2L, 3 – 2, 4 – 2, 5 – 2; 6 – 2 Clayton Street. {NatEnv cl.16}

A10.14.2 Biodiversity values to be protected {NatEnv 900.31}

1. **Vegetation/Habitat types:**
 - a. The coastal vegetation around Second Beach is a mixture of remnant indigenous and naturalised exotic species. The vegetation on the coastal side of the walking track is largely made up of *Hebe elliptica*, while the hillside vegetation is a mixture of *H. elliptica*, ngaio and *Coprosma repens*, other exotics and a relatively diverse understory of coastal fern species in places. The vegetation on the cliff top areas is similar to that of Lawyer's Head, but on a larger scale. Low *H. elliptica* occurs here, with patches of turf plants, native ice plant and glasswort interspersed with exotic grasses. Fairly large patches of ngaio are visible, particularly higher on the cliffs and in the gullies.
2. **Rare and notable species, habitats or communities:**
 - a. The remaining indigenous vegetation that persists in these areas is "Acutely Threatened" based on the Threatened Environment Classification having less than 10 percent of the original vegetation cover remaining nationally, and a high degree of habitat fragmentation. This coastal habitat, being less frequently used by humans, is probably more valuable habitat for indigenous animals than the adjacent sandy beach of St Clair. During a brief field assessment, New Zealand fur seals (*Arctocephalus forsteri*), a white-faced heron (*Egretta novaehollandiae*) and a "Threatened-Nationally Critical" black-billed gull (*Larus bulleri*) were observed. The cliff vegetation is also potential habitat for rare and threatened plant species, such as *Lepidium tenuicaule* "At Risk-Declining".
3. **Species diversity and Naturalness:**
 - a. The vegetation of the UBMA is estimated to be 61 percent indigenous.

A10.14.3 Principal threats to biodiversity values {NatEnv 900.31}

Threat	Description
1. <u>Plant and animal pests</u>	a. <u>There are several plant pests present at the UBMA, including gorse, convolvulus, <i>Coprosma repens</i>, ivy and blackberry.</u> b. <u>Animal pests have not been assessed; no animal sign was noted at the site during a field visit.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>Minimal buffer to guard against adverse effects of fragmentation and edge effects in both terrestrial and freshwater/estuarine systems.</u>

A10.14.4 Key management actions to be required or encouraged {*NatEnv 900.31*}

Threat	Key management actions
1. <u>Plant and animal pests</u>	a. <u>None of the pest plants found at the site pose a specific risk to indigenous biodiversity values. <i>Echium pininana</i>, which is present at the site, has the potential to become a more widespread pest plant as it has elsewhere in the city and its removal is desirable. Future re-vegetation projects at the site may consider removing the <i>Coprosma repens</i> and replacing it with more suitable species i.e. indigenous ngaio.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>The indigenous vegetation remaining in this UBMA is "Acutely Threatened", and retains some relatively high quality vegetation. There are areas of vegetation adjacent to the current mapped UBMA that could be included. These areas represent important buffer zones which could reduce external impacts by minimising edge effects.</u>

A10.15 Leith Valley {Confirmed for addition - NatEnv 900.31}

A10.15.1 Description of the area {NatEnv 900.31}

Leith Valley is an important green corridor connecting the urban environment and town belt to the rural environment. The majority of the land within the mapped area is privately owned, and consists of the slopes of the Leith Valley which contain several patches of high quality indigenous vegetation, including a large stand of rimu and kahikatea, and several patches of South Island kowhai. Most of the area is made up of secondary growth vegetation – primarily mahoe, tree fuchsia and kanuka. As the majority of the land within the Leith Valley UBMA is on private land, this assessment has been made primarily on the basis of aerial photographs.

A10.15.1.1 Description of urban environment allotments {NatEnv cl.16}

The following properties, which are located either entirely or partly within this UBMA, may contain land which qualifies as an urban environment allotment as defined in s76(4C) of the Resource Management Act 1991: {NatEnv cl.16}

- 1 and 5 Clarewood Avenue; 1, 7, 9, 10, 11, 11A, 15, 17, 19 and 21 Fred Hollows Way; 1, PT SEC 2, 11, 15, 17A, 154, 156, 227, 279, 285, 289, 295, 299, 305, 321A, 321B, 367, 381A, 383 and 387 Malvern Street; 10, 14 and 33 Leithton Close; 15 and 17 Dunedin-Waitati Road; 2 Glenholm Street; 5A, 22, 24, 25, 27 and 37 Rockside Road; 9, 24 and 70 Tanner Road; 36 Braeview Crescent; 39, 41, 43, 53, 57 and 59 Garden Place; PT SEC 1, 4 and 6 Harden Street; 5 and 7 Fulton Road; 5 Patmos Avenue. {NatEnv cl.16}

A10.15.2 Biodiversity values to be protected {NatEnv 900.31}

1. **Vegetation/Habitat types:**
 - a. The vegetation of the UBMA is highly variable; there are several patches of high quality indigenous vegetation, including a large stand of rimu and kahikatea, and several patches of kowhai. Most of the UBMA is made up of secondary growth vegetation - primarily whiteywood, tree fuchsia and kanuka. The balance is made up of various exotic species, particularly sycamore and willow.
2. **Rare and notable species, habitats or communities:**
 - a. The Land Environments contained within the Leith Valley UBMA are a combination of "Acutely Threatened", having less than 10 percent indigenous vegetation remaining, and "At Risk" having between 20-30 percent indigenous vegetation remaining (based in the Threatened Environments Classification). Peripatus species occurs on the sides of the track down into the Leith Valley.
3. **Species diversity and Naturalness:**
 - a. Not assessed.

A10.15.3 Principal threats to biodiversity values {NatEnv 900.31}

Threat	Description
1. <u>Plant and animal pests</u>	a. <u>Not assessed.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>Minimal buffer to guard against adverse effects of fragmentation and edge.</u>

A10.15.4 Key management actions to be required or encouraged {*NatEnv 900.31*}

Threat	Key management actions
1. <u>Plant and animal pests</u>	a. <u>Not assessed.</u>
2. <u>Fragmentation/loss of continuity/edge effects</u>	a. <u>Consideration could be given to extending the boundary of this UBMA to include adjacent vegetated areas. Some of the adjacent vegetated areas have variable biodiversity values in themselves, but represent important buffer zones which could reduce external impacts by minimising edge effects.</u>

A11. Design Guidelines {Confirmed to replace A3.4 - *NatEnv cl.16*¹}

¹ **NatEnv cl.16:** New Appendix A11 was notified as Appendix A3.4. Changes to formatting and wording have been made to clarify provisions. This does not change the effect of provisions. Where elements of the guidelines have been amended in response to submissions, strikethrough and underlining is used and submitter references are provided.

A11.1 Introduction

The design guidelines relate to buildings and structures, and associated earthworks, forestry, and shelterbelts and small woodlots. They are intended to provide guidance on a range of methods that may be used in the siting and/or design of these activities, to reduce or mitigate potential effects on landscape values and natural character values.

Guidelines can only be of a general nature. Because every site is different, it is not possible to offer specific advice. It is important that each individual site is assessed to determine an appropriate design solution based on site character and the specific development requirements. However, the following principles should be taken into account.

A11.2 Buildings and structures, and associated earthworks

- Where possible, locate a new building or structure in association with a stronger natural feature e.g. a group of trees. Ensure that it has a backdrop of land or vegetation rather than sky as seen from main viewpoints. Seek to avoid prominent ridgelines, spurs and hilltops.
- Consider planting vegetation to integrate buildings and structures with their landscape or coastal setting. {*NatEnv 447.134*}
- In siting, take care to minimise the need for any earthworks and align the buildings with the direction of the landform. Blend any cut and fill required with the surrounding natural contours.
- Locate at a distance from adjacent roads where appropriate to retain the spaciousness of the rural landscape. Take care not to block or detract from any significant views.
- Where other buildings already exist, locate the new buildings or structures to visually relate to the group rather than be seen as an isolated element.
- Aim to relate the building or structure to the land by keeping it as low as possible. The proportions should be wider rather than higher. Relate floor levels to the ground level and avoid high foundations.
- Traditional, simple, non-fussy designs are likely to integrate most readily into the rural setting. Where practicable, relate roof shapes to the lie of the land and break up large wall and roof planes. Provide for eaves and the shadow line they create which helps to tie the building or structure visually with the land.
- Use materials which occur naturally in the area e.g. local stone or timber, or materials that have traditionally been used in rural buildings e.g. appropriately coloured corrugated iron. Materials with a rough, course texture

will help to minimise reflectivity of light. Do not use a great variety of different materials. Keep the effect simple.

9. Minimise the visual impact of buildings by using colours which blend with, or provide subtle contrast with, the background landscape. Avoid sharp colour contrasts. Generally, roofs should be darker than walls to help visually relate the buildings and structures to the land.
10. Glazing should be designed (placement and glazing type) to minimise the potential for glare effects. {NatEnv 447.36}
11. Lighting should be kept to a minimum and designed to minimise effects on landscape and natural character values, including impacts on indigenous fauna. {NatEnv 900.70}

A11.3 Forestry blocks

1. Wherever possible, the edges between forestry and adjacent land uses should be located to reflect the natural landform rather than human-imposed boundaries, e.g. a fence line. Planting which recognises variations in topography will reinforce natural landscape character and is more likely to maximise productivity through being responsive to variations in soil and microclimate. It is usually desirable to avoid planting on prominent skylines as this will minimise the negative impacts on the landscape during the harvesting phase. Highly visible forest edges adjacent to roads require extra care. Provide generous edges and plant a long term species to provide screening during the harvesting phase. Irregular natural looking edges responsive to any landform features will help to integrate the forest more than straight lines. Avoid planting where the plantation will block or detract from significant views or shade roads and contribute to problems with ice in winter.
2. Where areas of native bush and shrubland remain, these should be retained as far as possible.
3. When planting adjacent to watercourse or streams (riparian areas) leave an unplanted margin and allow native vegetation to establish. This helps to protect water quality during harvesting, provides a richer habitat for wildlife, and helps to emphasise the stream or gully as a natural feature. The boundary between the gully and the riparian species should be located to reflect the landform.
4. Use contour planting rather than rows running up and down the slope for a more natural appearance. If possible, use a mixture of species rather than just one, to reflect changes in landform, soil or microclimate and to create a more diverse landscape, and richer wildlife habitat. This may also help to reduce the severity of landscape change during harvesting.
5. Keep access tracks off conspicuous faces, or as low in the landscape as possible. Avoid firebreaks which do not follow the landform. Live firebreaks of native species in damp gullies are much preferable to artificial-looking cleared swathes.
6. Avoid using species which are likely to create wilding tree spread problems e.g. species listed in Rule 10.3.4.

A11.4 Shelterbelts and small woodlots

1. If practically feasible, avoid highly visible areas, otherwise a careful assessment of the underlying topography and existing natural features should be undertaken to ensure minimum impact on the visual integrity of the landscape.
2. Reinforce the natural character of the landscape by siting shelter plantings to relate to natural features such as a change in slope or a water course. Avoid shelter plantings which cut across the natural features and patterns of the landscape, and which will block significant views.
3. Traditional lineal shelter-belts may not always be the best solution. Group plantings can provide effective shelter and can lessen risks associated with increasing wind turbulence on the downwind side and cold air ponding. Where rows are desirable, their integration with the landscape can be enhanced by linking them with other planting where possible, and by minimising regularity by widening out in places.

4. Where appropriate, link shelter planting with existing areas of trees. Small disjointed lines of planting should be avoided in favour of unified entities.
5. The dark colours and strong forms of exotic coniferous species such as Pine and Macrocarpa make them very visually dominant. The use of other species with rounded forms and softer colours will make shelter plantings easier to integrate with the landscape.
6. The use of local native trees helps to promote distinctive local landscape character and has advantages for indigenous wildlife habitat. Avoid adding ornamental trees or shrubs to enhance amenity as these typically look fussy and inappropriate in the scale of the rural landscape.
7. Use species which will reach an appropriate height at maturity so that they will not have to be trimmed or hedged. The use of a range of species can help to reduce the visual impact of shelter plantings. Species should be mixed naturally and informally. Avoid use of variegated or golden varieties as these attract too much attention and give an unnatural appearance.
8. Avoid using species which are likely to create wilding tree spread problems e.g. species listed in Rule 10.3.4.