



SECOND GENERATION DISTRICT PLAN

Plan Change 1 – Minor Improvements

Section 32 Report

Appendix A:

Proposed Changes to Provisions

20 November 2024

1. This document shows all changes to provisions of the Partially Operative Dunedin City Second Generation District Plan 2024 (2GP) proposed as part of Plan Change 1 – Minor Improvements.
2. Proposed changes are shown in boxes with either **lemon highlight** or **lime highlight**.
3. **Lemon highlight** indicates that the proposed changes have immediate legal effect and **lime highlight** indicates that the proposed changes do not have immediate legal effect (see Section 1.6 of the Section 32 Report for further details).
4. Proposed deletions are shown in ~~strikeout~~.
5. Proposed additions are shown in underline.
6. All proposed changes are marked with the relevant Change ID in curly brackets at the end of the proposed change, and these Change IDs should be used when completing a submission on the proposed changes, e.g., **{Change CP1}**
7. Provisions that are shown without highlight, strikethrough, or underline are not proposed to be changed as part of Plan Change 1 – Minor Improvements. Submissions should not be made on these provisions unless the relief sought falls within the ‘purpose of proposal and scope of change’ statement for one of the Change IDs identified in the Section 32 Report.

1.3 Activities managed by this Plan (Nested Tables)

Introduction

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

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

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

- commercial advertising located within a building that is not visible from a public space outside the building;
- earthworks associated with the maintenance of sports fields, landscaping or gardens, existing farm tracks, private roads, private ways, dams, farmyards, drains, farm service areas, silage pits, and fences;
- filming associated with news coverage or any filming activity that does not have any associated development activity and involves no more than five people involved in the activity;
- irrigation races and open drains and stormwater detention basins; however, earthworks associated with these activities are subject to earthworks provisions;
- public display boards with a maximum area of all display faces of 2m² or less, and used exclusively by individuals, community groups or public bodies for advertising local activities, such as: sale of second hand goods by individuals, working from home activities, local community events, community notices, or public notices; and **{Change Res18}**
- freedom camping on land that is controlled or managed by Council **{Change Res18}**; and
- signs on screens managed by the Trading in Public Places Bylaw 2020. **{Change CMU3}**

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

- a new standard residential activity (a land use activity);
- a new building (in the development activities category and buildings and structures sub-category);
- earthworks (a city-wide activity in the earthworks activity category);
- a new parking area for the dwelling (in the development activities category and site development activities sub-category); and
- construction and site investigation (a city-wide activity in the temporary activities category). **{Change Earth1}**

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

In the case of city-wide activities, any building or structure that forms part of those activities is provided for via the relevant city-wide activity definition. For example, any building or structure that forms part of network

utility structures - small scale or passenger transportation hubs is provided for via those definitions. Therefore, the provisions for buildings and structures activities, located in the management zone sections, do not apply to city-wide activities.

However, provisions for site development activities such as vegetation clearance do apply to city-wide activities, where relevant. For example, where vegetation clearance is required prior to establishing network utility activities, any relevant vegetation clearance rules, set out in the management zone sections, will apply. Provisions for construction and site investigation and earthworks also apply to city-wide activities. The construction and site investigation required for any city-wide activity, and any earthworks required for a city-wide activity, are subject to the relevant provisions set out in Section 4 Temporary Activities and Section 8A Earthworks. **{Change Earth1}**

1.3.1 City-wide activities

Temporary Activities Category

Activities	Sub-activities
Construction and site investigation {Change Earth1}	
Filming	Filming - small scale
	Filming - large scale
Mobile trading	
Military exercises	
Temporary disaster management accommodation	
Temporary events	Temporary events - small scale
	Temporary events - large scale
Temporary signs	Election signs
	Event promotion signs
	Temporary public notices
	Construction signs
	Real estate signs
Helicopter movements	

1.3.2 Land Use activities

Commercial Activities Category

Activities	Sub-activities
Ancillary licensed premises	
Commercial advertising	Tourism advertising
Conference, meeting and function	

Activities	Sub-activities
Entertainment and exhibition	
Office	Registered health practitioners {Change D16}
	Training and education
	Veterinary services
	Campus-affiliated office
Restaurants	
Restaurant - drive through	
Retail	Bulky goods retail
	Dairies
	Food and beverage retail
	General retail (note that this activity is managed in the Warehouse Precinct Zone as two sub-components - general retail - retail services and general retail - sale or hire of goods)
	Trade related retail
	Yard based retail
Service stations	Self-service fuel stations
Stand-alone car parking	
Visitor accommodation	Campgrounds

Community Activities Category

Activities	Sub-activities
Community and leisure	Community and leisure - small scale
	Community and leisure - large scale
Conservation	
Early childhood education	Early childhood education - small scale
	Early childhood education - large scale
Sport and recreation	Sport and recreation that involves motor vehicles
<u>Healthcare</u> {Change D16}	

1.4.1 Definitions

A

Ancillary Licensed Premises

Activities that sell alcohol.

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

- bottle shops fall under the definition of food and beverage retail
- bars fall under the definition of restaurant
- breweries that sell alcohol on-site fall under the definition of retail ancillary to industry **{Change D9}**
- home-based internet alcohol sales may fall under the definition of working from home or general retail depending on the nature of the activity; and
- restaurants, dairies, visitor accommodation, sport and recreation activities are also common activities that may also be licensed premises.

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

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

Ancillary Signs

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

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

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

This definition excludes signs ancillary to working from home where:

- the associated business or activity does not primarily operate from that site; and
- the working from home activity does not require access to the site for customers. **{Change CP18}**

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

B

Building

A structure that includes a roof that is, or could be, fully or partially enclosed with walls.

The definition of building includes:

- a movable building (e.g. a tiny home on wheels or a caravan); and
- the parts of a buildings defined as building utilities and rooftop structures. **{Change Res7}**

For the sake of clarity, water or other storage tanks, other than as captured in the definition of building utilities, are a structure not a building.

Building Utilities

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

- heat pumps, air conditioning, and ventilation units
- solar panels mounted to the building including those that supply excess electricity to the network
- roof-mounted water (pressure) tanks
- gas bottles
- antennas, and satellite dishes; and
- pipes.

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

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

For the sake of clarity, water and other storage tanks that are only connected to a building by pipes or cables are not building utilities and are managed as structures. **{Change NU3}**

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

Bulk Fuel Storage Facilities Sensitive Activities

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

- community and leisure
- early childhood education
- entertainment and exhibition
- healthcare **{Change D16}**

- office
- major facility activities (other than major recreation facility in the Stadium Zone and port activity in industrial zones)
- residential; and
- visitor accommodation.

C

Campgrounds

The use of land and buildings for the purpose of:

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

This definition excludes freedom camping on land that is controlled or managed by Council, which is managed through a DCC by-law. **{Change Res18}**

Campgrounds are a sub-activity of visitor accommodation.

Community Activities

The category of land use activities that consists of:

- community and leisure
- conservation
- early childhood education; ~~and~~
- healthcare; and **{Change D16}**
- sport and recreation.

Community and Leisure

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

Examples are:

- ~~churches~~ places of worship **{Change D2}**
- community halls
- after school care and holiday programmes
- Plunket
- playgroups
- Scouts, Girl Guides, Brownies

- community gardens
- game and hobby clubs
- libraries
- marae-related activities; and
- funeral service providers; and
- recreation tracks. **{Change CP11}**

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

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

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

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

Conference, Meeting and Function

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

This definition excludes activities otherwise defined as entertainment and exhibition, community and leisure (which includes ~~churches~~ places of worship and community halls), and sport and recreation. **{Change D2}**

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

Construction and Site Investigation {Change Earth1}

The use or storage of plant, tools, gear, or materials or relocatable site offices either on-site or off-site **{Change TA4}** as part of one or more of the following: site investigation (including test piles or boreholes for the purpose of geotechnical, contamination, underground water, or hazard assessments); the erection, installation, repair, maintenance, alteration, dismantling or demolition of any building or structure; or site development. This definition includes all work from site preparation investigation to site restoration, including the driving of piles for building foundations. It also includes any earthworks as part of site investigation provided that the ground is reinstated within 48 hours. **{Change Earth1}**

This definition does not include any resultant buildings, structures or site development activities (including demolition or removal for relocation), which are separately defined under development activities or city-wide activities. It also does not include site investigation provided for under the definitions of mineral exploration and mineral prospecting. **{Change Earth1}**

Construction and site investigation is an activity in the temporary activities category. **{Change Earth1}**

E

Earthworks

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

This definition excludes:

- earthworks associated with cultivation, harvesting and tilling, which are included as part of the definition of farming;
- earthworks associated with quarrying or mining, which are included as part of the definition of mining;
- vegetation clearance that is associated with earthworks, which is included as part of the definition of vegetation clearance;
- earthworks associated with the maintenance of: sports fields, landscaping or gardens, farm tracks, private roads, private ways, dams, farmyards, drains, farm service areas, silage pits, and fences; which are not managed by the Plan; and
- earthworks that meet the definition of natural hazard mitigation earthworks; and
- earthworks as part of site investigation, which are included as part of the definition of construction and site investigation. **{Change Earth1}**

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

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

Earthworks are an activity in the earthworks activities category.

G

Ground Level

The natural surface of the ground prior to any earthworks on the site; or if the land has been subdivided and earthworks assessed, the level of the ground existing when assessed earthworks associated with the prior subdivision of the land were completed (but before filling or excavation for new buildings on the land has commenced). **{Change D18}**

Ground level is:

- the finished surface of the ground after the most recently completed subdivision (when the record of title was created), where earthworks were assessed as part of that subdivision (see Figure 1.4.1Y); or
- if no earthworks have been assessed as part of a completed subdivision, the surface of the ground prior to any other identifiable earthworks on the site (see Figure 1.4.1Z); or
- if previous earthworks are not identifiable on the site, the existing surface of the ground; or
- if, in any case, a retaining wall or retaining structure crosses a site boundary, the existing surface of the ground where it intersects with the retaining wall or retaining structure (see Figure 1.4.1AA). **{Change D18}**

Figure 1.4.1Y: Ground level following earthworks completion where earthworks were assessed as part of an approved subdivision {Change D18}

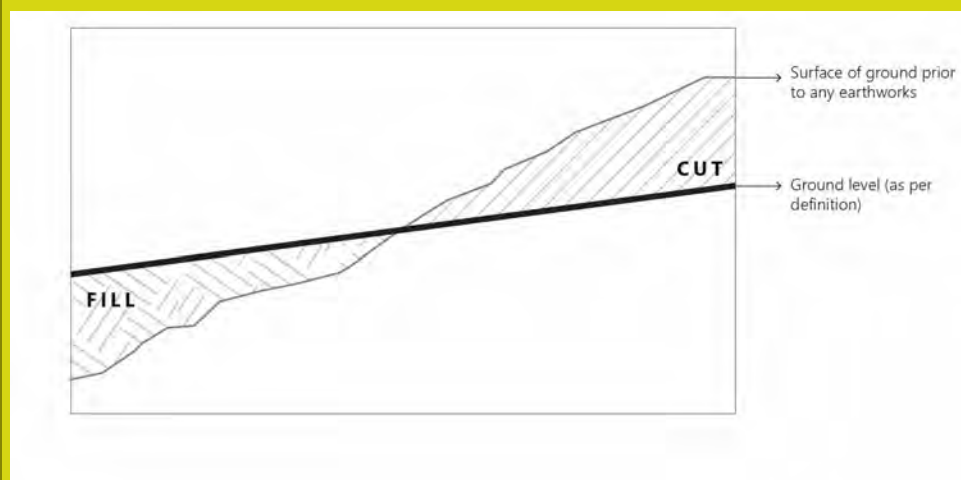


Figure 1.4.1Z: Ground level where identifiable earthworks are not associated with an approved subdivision (e.g. associated with an approved land use consent, or permitted earthworks) {Change D18}

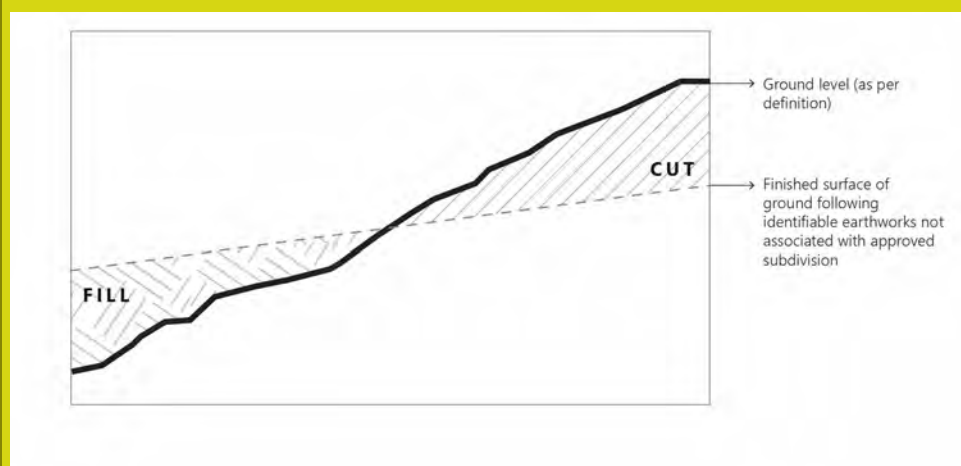
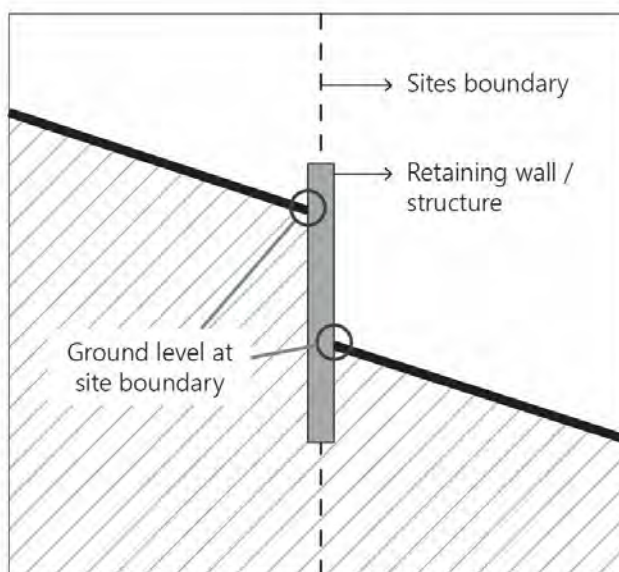
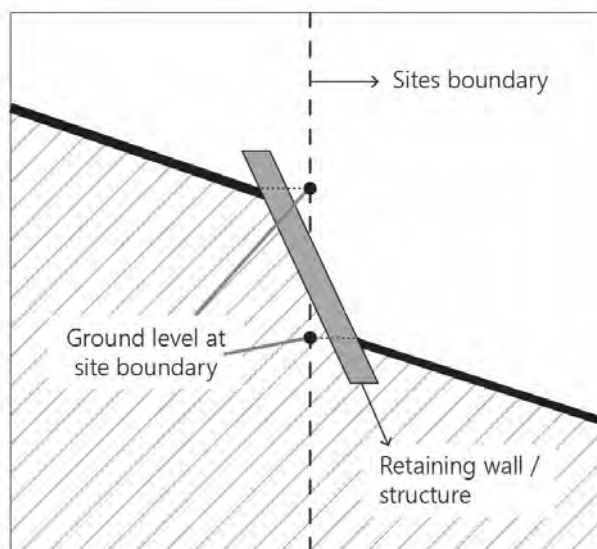


Figure 1.4.1AA: Ground level when a retaining wall/structure crosses a site boundary {Change D18}



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



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

H

Healthcare - to be added {Change D16}

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

- registered and unregistered health practitioners
- traditional healthcare such as Rongoā Māori
- out-patient treatment facilities; or

- in-patient facilities with up to 10 beds.

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

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

This definition excludes:

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

Healthcare is an activity in the community activities category. {Change D16}

Heavy Vehicle - to be added {Change CP1}

A motor vehicle with a gross laden weight that exceeds 3,500kg. {Change CP1}

High Trip Generators

The group of activities which includes:

- new or additions to parking areas that result in 50 or more new parking spaces; and
- anynew or expansions of land use activities that generate 250 or more vehicle movements per dayresult in the thresholds in Appendix 6C being exceeded. {Change CP1}

Hospital

The use of land or buildings to provide a range of in-patient and out-patient medical and surgical services which must include all of the followingfor the purpose of providing health care services for the community. For the sake of clarity, this includes:

- medical assessment, diagnosis, and treatment and rehabilitation services
- temporary accommodation for family/support people
- supported accommodation for in-patients, including transitioning from hospital to community care
- dispensaries; and
- in-patient care
- out-patient departments and clinics,
- medical or health training; education or research, including public education

- physiotherapy facilities; and

and may include any of the following:

- rehabilitation services
- temporary accommodation for family/support people
- medical or health training, education or research, including public education
- physiotherapy facilities
- medical imaging services, blood or other medical testing or collection services, medical equipment fitting or supply services (including prosthetics); and
- any activities ancillary to, or an integral part of, the functioning of the facility, including: chapel activities, administration services, laundries, kitchens, temporary staff accommodation, staff facilities, cafeterias, gift shops, storage facilities, workshops, laboratories, mortuaries, and at Dunedin Public Hospital only, a heliport.

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

Hospital is an activity in the major facility activities category. **{Change D16}**

I

Industry

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

- manufacturing, assembly, processing, storage, repair, maintenance, and packing of goods and materials, including machinery or vehicles
- transport facilities including distribution centres, collection points, courier depots and bus depots (except where passengers are picked up or dropped off)
- depots for the storage and dispatch of vehicles, equipment, and/or materials, and the administration and dispatch of workers using these in the field
- bulk fuel storage facilities
- laboratory or factory-based research
- medical imaging services, blood or other medical testing or collection services, medical equipment fitting or supply services (including prosthetics) **{Change D16}**
- waste management facilities including refuse transfer and recycling stations
- property and equipment maintenance services
- vehicle repair and testing stations; and
- wholesale; and
- sales of goods and materials that are manufactured or processed on site, or that are used in the repair or maintenance of vehicles or machinery undertaken on site, where the gross floor area used for sales of these goods and materials occupies no more than 10% of the gross floor area of the premises. **{Change D9}**

For the sake of clarity, this definition includes:

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

This definition excludes:

- bakeries ancillary to food and beverage retail; and laboratories ancillary to any major facility activities or office activity, which are included as part of those definitions, respectively
- activities otherwise defined as working from home
- direct 'customer facing' retail sales, which is provided for under the definition of retail and included in 19.3.3 activity status table as 'retail ancillary to industry'; and **{Change D9}**
- activities otherwise defined as operation, repair and maintenance of the rail network;
- sales of goods and materials from distribution centres or storage facilities, which is provided for under the definition of retail; and **{Change D9}**
- sales of goods and materials that are manufactured or processed on site, or that are used in the repair or maintenance of vehicles or machinery undertaken on site, where the gross floor area used for sales of these goods and materials occupies more than 10% of the gross floor area of the premises; which are provided for under the definition of retail. **{Change D9}**

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

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

Industry is an activity in the industrial activities category.

K

Kāi Tahu Tohu Whenua (Cultural Markers) - to be added **{Change PA1}**

Structures marking an area, territory, place or event of cultural significance to Manawhenua, including but not limited to pou whenua and waharoa. **{Change PA1}**

M

Monuments and Memorials

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

~~For the sake of clarity, this definition includes structures marking an area, territory, place or event of cultural significance to Manawhenua, including but not limited to pou whenua, waharoa and interpretation signage. **{Change PA1}**~~

This definition excludes structures defined as Kāi Tahu tohu whenua (cultural markers). **{Change PA1}**

N

National Grid Sensitive Activities

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

- early childhood education
- hospitals
- marae-related activities
- prisons or detention centres
- ~~registered health practitioners~~ healthcare **{Change D16}**
- residential activities (excluding new working from home activities in existing dwellings)
- schools; and
- visitor accommodation.

Natural Hazards Potentially Sensitive Activities

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

- airport
- campus
- community and leisure (excluding marae-related activities)
- commercial activities (excluding visitor accommodation, ~~registered health practitioners~~, and commercial advertising) **{Change D16}**
- intensive farming
- industrial activities
- Invermay/Hercus
- major recreation facility
- mining
- New Zealand Marine Studies Centre
- port
- rural tourism - large scale
- rural research - large scale
- sport and recreation; and
- Taieri Aerodrome.

Natural Hazards Sensitive Activities

The category of activities that are considered to be a "natural hazards sensitive activity" for the purposes

of the natural hazards provisions. These consist of:

- cemeteries
- crematoriums
- ~~registered health practitioners~~ healthcare **{Change D16}**
- early childhood education
- hospital
- landfills
- marae-related activities
- prisons or detention centres
- residential activities (excluding working from home that do not involve additional people on-site)
- schools; and
- visitor accommodation.

Network Utility Structures

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

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

Network utility structures exclude structures otherwise defined as:

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

Network utility structures also exclude water and other storage tanks that exclusively serve an activity within the same site as the tank, which are managed as structures. **{Change NU3}**

Note irrigation races and open drains and stormwater detention basins are not managed in this Plan as

network utility structures. However, earthworks associated with these activities are subject to earthworks provisions.

Noise Sensitive Activities

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

These consist of:

- residential activities
- hospital
- campus
- schools
- early childhood education
- ~~registered health practitioners~~ healthcare **{Change D16}**
- visitor accommodation; and
- the following community and leisure activities: libraries, marae-related activities, activities that involve the provision of care for babies and pre-school children and places of worship.

O

Office

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

- administrative offices where the administration of any entity, whether trading or not, and whether incorporated or not, is conducted; or
- professional offices, such as offices of accountants, ~~registered health practitioners~~, veterinary services, training and education, solicitors, architects, surveyors and engineers. **{Change D16}**

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

- campus-affiliated office
- ~~registered health practitioners~~ **{Change D16}**
- training and education; and
- veterinary services.

This definition excludes activities defined as healthcare. **{Change D16}**

Office is an activity in the commercial activities category.

Operation, Repair and Maintenance of the Roding Network

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

- road widening or realignment within an existing formed road corridor or legal road reserve
- installation and replacement of road signs, street lighting, landscaping, parking meters and other

ancillary structures or features

- on-road bus stops where up to four bus stops are co-located; ~~and~~
- temporary traffic management; ~~and~~
- the use or storage of materials, equipment, or relocatable site offices either on-site or off-site.
{Change TA4}

This definition excludes activities otherwise defined as:

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

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

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

Activities associated with the operation, repair, maintenance and minor upgrading of any existing network utility structures, systems or services. For the sake of clarity, this includes trimming and pruning of vegetation necessary to protected electricity lines (required to meet the Electricity (Hazards from Trees) Regulations 2003) and the use or storage of materials, equipment, or relocatable site offices either on-site or off-site. **{Change TA4}**

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

1. Addition of new poles and masts:
 - a. a single new pole, where this is required to provide a customer connection to an existing above ground network
 - b. new mid-span poles and masts, where these are required in existing networks to meet the safety clearance requirements of the New Zealand Electrical Code of Practice for Electrical Distances (NZECP34); and
 - c. new poles or masts required to support existing lines, including existing lines to which new wires or other conductors have been added.
2. Replacement of existing poles and masts:
 - a. replacement poles and masts up to the greatest of:
 - i. 2.5m higher than the existing pole or mast;
 - ii. 30% higher than the existing pole or mast;
 - iii. as required to meet the safety clearance requirements of NZECP 34:2001.
 - b. replacement poles or masts up to 50% wider than the existing pole or mast.
 - c. except that, in the case of poles and masts that are transmission line support structures as defined in the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA), existing transmission line support structures (i.e. poles or towers) may be replaced with new support structures provided:

- i. the maximum height is no more than 15% higher than the existing support structure;
 - ii. height restrictions for airport purposes, or any public view shafts, specified in a rule are complied with;
 - iii. the replacement support structure is not within 12m of any occupied building (measured horizontally at ground level), or where the existing support structure is already within 12m of an occupied building, no closer to that building than the existing support structure;
 - iv. each side of the replacement tower's footprint is no longer than the total of: the length of that side of the existing tower's footprint; plus 25% of the existing tower's width;
 - v. a tower at ground level does not fall outside the tower's 'envelope for permitted activities' (as defined in NESETA);
 - vi. a pole is not be replaced with a tower; and
 - vii. a pole is not be more than 5m from the existing pole's base position (measured horizontally).
3. Alterations to existing poles and masts and attached structures:
 - a. alterations that are required because of the mechanical loading requirements of the re-conductoring or the reconfiguration of equipment, such as stay wires, or anchor blocks, on overhead electricity and telecommunication lines;
 - b. addition of earth wires, earthpeaks and lightning rods;
 - c. addition of electrical or telecommunication fittings (excluding antennas)
 - d. increase in diameter of existing head arrays by up to 30% in industrial zones, and in CMU zones other than the CBD Zone and Centres;
 - e. increase in pole or mast height to meet the safety clearance requirements of NZECP34;
 - f. addition of insulators; and
 - g. addition of mast fittings, e.g. light fittings, lightning protection devices and antenna mountings.
4. Addition of or alterations to cross-arms:
 - a. replacement of existing cross arms, including with cross arms of alternative design;
 - b. additional cross arms up to 3m in length; and
 - c. except that, in the case of cross-arms that are part of transmission line support structures as defined in NESETA, cross-arms of any length may be installed where they form part of replacement support structures that comply with the standards set out at 2(c) above.
5. Increasing the voltage of electricity lines:
 - a. increase in the power carrying or operating capacity, efficiency or security of existing electricity lines.
6. Alterations to existing above-ground pipes:
 - a. increase in the diameter of the pipe of up to 300mm.
7. Realignment, reconfiguration or relocation of existing above-ground pipes and network utility poles and masts that occurs within 5m of the existing location or alignment.
8. Addition of new lines:
 - a. addition of new National Grid overhead conductors and overhead circuits, as defined in NESETA, provided:
 - i. new conductors are configured so that there are no more than two conductors in the

- same phase (duplex configuration);
- ii. the diameter of a new conductor, or part of a new conductor, does not exceed 50mm;
- iii. the diameter of a replacement conductor, or a replacement part of a conductor, does not exceed the greater of: 50mm; or the diameter of the existing conductor or part; and
- iv. in the case of new circuits, the transmission line support structures of the transmission line have been designed and built to carry the additional circuit, and the conductors that make up the circuit comply with the conditions set out at points i. and ii. above; and

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

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

P

Port Noise

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

- noise from ships not at berth
- noise from construction and site investigation of permanent port facilities (see definition of construction noise); and **{Change Earth1}**
- noise from an emergency situation.

Public Amenities

Any structure or facility established for the convenience, enjoyment, or amenity of the public. For the sake of clarity, this includes signs containing information directly relevant to the purpose of the public amenity but does not include any structure or facility ancillary to a commercial activity, such as seating or outdoor screens for the exclusive use of patrons. **{Change CMU3}**

Examples are:

- public seating
- public picnic tables
- information or interpretation kiosks or panels (e.g. track/area or historical information and notice boards)
- public barbeques
- public shelters
- bus stop shelters and seating, including signs that display information related to public transport products, services, and service changes
- monuments and memorials
- Kāi Tahu tohu whenua (cultural markers) **{Change PA1}**

- rubbish and recycling bins
- bicycle stands
- public display boards
- public play equipment
- drinking fountains
- public artworks
- public lights
- freestanding flagpoles
- permanent public notices
- place name signs; and
- public toilets; and
- ~~structures marking an area, territory, place or event of cultural significance to Manawhenua, including but not limited to pou whenua, waharoa and interpretation signage.~~ **{Change PA1}**

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

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

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

Public amenities are an activity in the public amenities category.

Public Artworks

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

Examples are:

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

This definition excludes:

- monuments and memorials and Kāi Tahu tohu whenua (cultural markers), which are provided for

under the definition of public amenities {Change PA1}

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

R

Registered Health Practitioners - to be deleted {Change D16}

~~The use of land or buildings for the provision of primary health care services by doctors, nurses, dentists, physiotherapists, or other health professionals who operate under the Health Practitioners Competence Assurance Act (2003), including any administrative support staff.~~

~~This definition excludes activities otherwise defined as hospital.~~

~~Registered health practitioners are a sub-activity of office. {Change D16}~~

Rest Homes

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

~~This definition excludes activities defined as hospital or retirement villages. {Change D16}~~

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

S

Short Term House Rentals

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

~~This definition excludes activities otherwise identified~~
~~The short term rental of a residential unit that does not meet this definition is provided for as visitor accommodation. {Change Res18}~~

Sport and Recreation

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

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

- sports fields
- basketball/tennis/netball/squash courts
- swimming pools

- athletics tracks
- bowling greens
- gyms
- golf courses
- shooting ranges, and
- outdoor recreational facilities, including walking and cycling facilities.

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

{Change CP11}

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

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

Standard Residential

The use of land and buildings for ~~residential activity~~ people's living accommodation at a domestic scale.

{Change Res18}

For the sake of clarity, this definition includes:

- short-term house rentals
- boarding houses
- accommodation of guests at a domestic scale **{Change Res18}**
- supported living accommodation (with 10 or fewer residents); and
- emergency and refuge accommodation.

This definition excludes:

- supported living facilities; and
- visitor accommodation. **{Change Res18}**

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

Standard residential is an activity in the residential activities category.

T

Temporary Activities

The category of land use activities that consists of:

- construction and site investigation **{Change Earth1}**
- filming
- military exercises
- mobile trading
- temporary disaster management accommodation
- helicopter movements

- temporary events; and
- temporary signs.

This definition excludes activities otherwise defined as campus.

Temporary Events

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

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

Examples are:

- galas, carnivals, market days, fairs
- concerts, entertainment events
- trade fairs or displays
- pyrotechnics
- fundraisers
- promotional, community, recreation, or ceremonial events
- walking, cycling, or running races **{Change CP11}**
- A & P shows, rodeos; and
- emergency response organisation training.

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

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

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

Temporary events are an activity in the temporary activities category.

Trade Related Retail

Retail where the predominant goods or services sold are:

- goods and materials used for the construction, repair, alteration and renovation of buildings (including building materials, painting, lighting, electrical and plumbing supplies)
- ~~motorised-vehicle repairs~~ **{Change D9}**
- plants, trees and shrubs, and landscaping and garden supplies and ornaments
- marine equipment
- motorised vehicles; and
- farm equipment or supplies.

This definition excludes trade related retail where 70% or more of the areas devoted to the sales or display of good is an open or semi-covered yard, as distinct from a secure and weatherproof building, which is defined as yard based retail.

Trade related retail is a sub-activity of retail.

U

Underground or Internal Network Utilities

Network utility structures that are located:

- a. underground; or
- b. entirely within a building except that the following structures may be external:
 - i. pipes transitioning to an internal utility; and
 - ii. minor external protrusions, such as vents and chimneys, associated with an internal utility.

For the sake of clarity, this definition includes the use or storage of associated materials, equipment, or relocatable site offices, either on-site or off-site. {Change TA4}

Underground or internal network utilities are an activity in the network utility activities category.

V

Visitor Accommodation

The use of land and buildings for temporary accommodation on a commercial-fee paying basis, including tariff, rent, hire, donation, or subscription. {Change Res18}

For the sake of clarity, this definition includes the provision of facilities for resident guests (e.g. playgrounds, spa pools, swimming pools, gyms).

Examples are:

- motels
- hotels
- homestays or bed and breakfasts
- serviced apartments; and
- backpackers and hostels.

This definition excludes accommodation activities that meet the definitions of working from home or standard residential. Freedom camping on land that is controlled or managed by Council {Change Res18} is not managed by this Plan and is managed through a DCC by-law.

Campgrounds are managed as a sub-activity of visitor accommodation.

Visitor accommodation is an activity in the commercial activities category.

W

Walking Recreation Track {Change CP11}

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

This definition excludes tracks that are provided for under the definition of road. {Change CP11}

1.4.2 Abbreviations

P

PPV - to be added {Change TA3}

Peak particle velocity {Change TA3}

Policy 2.2.2.1

Identify areas important for food production and protect them from activities or subdivision (such as conversion to residential use) that may diminish food production capacity through:

- a. use of zoning and rules that limit subdivision and ~~residential activity~~ activities other than farming, based on the nature and scale of productive rural activities in different parts of the rural environment; **{Change SD1}**
- b. consideration of rural productive values, including the location of highly productive land, in identifying appropriate areas for urban expansion; and
- c. identification of areas where high class soils are present (**high class soils mapped area**) and use rules that require these soils to be retained on site.

Policy 2.2.2.4

Support transport mode choices and reduced car dependency through policies and rules that:

- a. restrict the location of activities that attract high numbers of users, and to which access by a range of travel modes is practicable, to where there are several convenient travel mode options, including private vehicles, public transport, cycling and walking;
- b. encourage new community facilities to locate where there are several convenient travel mode options, including private vehicles, public transport, cycling and walking, unless there are specific operational requirements that make this impracticable;
- c. allow the highest development densities in the most accessible locations, being in the central city and suburban centre zones;
- d. use existing access to public transport, or the ability to be serviced by public transport in the future, as a criterion for determining appropriate locations for new residential and medium density zones;
- e. provide for dairies and ~~registered health practitioners~~ healthcare in residential zones to meet day to day needs, in a way that does not undermine Objective 2.3.2; and **{Change D16}**
- f. require subdivision to be designed (subdivision layout and standard of roading) to support good connectivity and legibility for all modes, including good accessibility by active modes to:
 - i. existing or planned centres, public open spaces, schools, cycleways, walkways, public transport stops, and community facilities; and
 - ii. neighbouring existing or potential future urban land.

Policy 2.2.3.3

Maintain or enhance indigenous biodiversity in the rural environment through:

- a. rules that:
 - i. require indigenous vegetation clearance to be set back from the coast, wetlands and water bodies, and that restrict indigenous vegetation clearance in the coastal environment and in wetlands;
 - ii. protect significant indigenous vegetation and/or significant habitats of indigenous fauna in Areas of Significant Biodiversity Value (ASBVs);
 - iii. protect threatened species and mature examples of important native trees, and otherwise limit the clearance of indigenous vegetation;
 - iv. manage the location and scale of development adjacent to the coast and water bodies; and
 - v. require esplanade reserves or esplanade strips when land is subdivided adjacent to the coast

and identified water bodies; and

- b. policies and assessment rules that:
 - i. require the assessment of effects on biodiversity values for discretionary and non-complying land use, development and city-wide activities;
 - ii. require the assessment of positive effects on biodiversity values for restricted discretionary, discretionary or non-complying land use, development and city-wide activities; and
 - iii. create a pathway for residential activities to be established on sites in the rural zones that contravene the minimum site area for residential activity (density standard) where the activity is associated with a significant contribution to the enhancement or protection of biodiversity values an existing area of important indigenous vegetation and/or habitat of indigenous fauna and its enhancement. **{Change RU7}**

Policy 2.2.4.3

Ensure expansion of urban areas occurs in the most appropriate locations and only when required by:

- a. use of transition overlay zones to identify areas to provide for future residential, commercial and industrial needs; and appropriate criteria for the release of land based on:
 - i. public infrastructure provision; and
 - ii. for commercial and mixed use zoned land, a shortage of capacity.
- b. encouraging applications for any subdivision that fundamentally changes rural land to residential land to be processed as a plan change; and
- c. requiring any alternative development areas suggested via a plan change process to demonstrate that the proposed zoning is the most appropriate in terms of the objectives and policies contained within these strategic directions, ~~and including that for residential zoning, the proposal is appropriate in terms of the criteria contained in Policy 2.6.2.1.~~ **{Change SD5}**

Policy 2.3.2.5

- a. Ensure any proposals to create new areas of commercial mixed use zoning do not detract from Objective 2.3.2 through an oversupply of commercial land or changes in agglomeration or co-location benefits in the CBD or existing centres.
- b. For proposals that create new suburban or neighbourhood centres, achieving (a) generally means:
 - i. the centre will primarily provide for commercial activities and community activities focused on serving the day-to-day needs of residents in the intended catchment, such as dairies, food and beverage retail, pharmacies, restaurants, ~~registered health practitioners, healthcare and beauty salons and community activities;~~ **{Change D16}**
 - ii. the centre, including where focused around a single food and beverage anchor activity, will provide for a diversity of independently run activities of the above types; and
 - iii. the centre not providing for retail types with an intended city-wide customer catchment such as large department stores and 'big box' general, bulky goods or trade related retail.

Policy 2.3.3.1

Support community and leisure activity, sport and recreation, healthcare, and essential community facilities in Dunedin through: **{Change D16}**

- a. rules that provide for community and leisure activity across all zones, subject to relevant

performance standards;

- b. rules that enable restaurant and retail activities within sport and recreation facilities where they are designed and operated to be ancillary to that activity and will not conflict with Objective 2.3.2;
- c. rules that require subdivision and development to maintain or enhance public access to the coast and waterways and policies and assessment rules for subdivision that encourage connection and expansion of the recreational track networks where appropriate;
- d. applying a recreation zone to important recreational and open space areas, to enable the community activities that occur there and protect important reserve values;
- e. rules that provide for cemeteries and crematoriums in appropriate zones, subject to relevant performance standards;
- f. rules that enable temporary activities, subject to relevant performance standards; and
- g. policies and assessment rules for subdivision in a **new development mapped area** that require consideration of the need for formal and/or informal space for recreation, sporting, social and cultural activities, and community facilities; and

h. rules that provide for healthcare in appropriate zones, where this will not conflict with Objective 2.3.2. {Change D16}

Policy 2.4.1.8

Require subdivision to be designed to ensure any existing or future land use or development is able to meet the performance standards in the zone, provide for a wastewater disposal area away from water bodies where in an unreticulated area, or and, where in a **structure plan mapped area**, reflects the requirements of the **structure plan mapped area** performance standards, unless:

- a. a resource consent is approved for a development that does not meet the performance standard and the subdivision is intended for and capable of providing for that approved development; or
- b. the resultant site is required for infrastructure, reserves, access, protection of biodiversity or heritage, or another purpose specified in the shape performance standard for the zone.:
 - i. ~~a Scheduled ASBV;~~ or
 - ii. ~~a QEII covenant;~~ or
 - iii. ~~a reserve;~~ or
 - iv. ~~an access;~~ or
 - v. ~~a utility;~~ or
 - vi. ~~a road. {Change CP8}~~

Policy 2.7.2.1

Support the safe and efficient operation of the multi-modal land transport network through rules that:

- a. provide for transportation activities;
- b. manage the location, scale and design of high trip generators;
- c. manage the location, number and design of vehicle accesses;
- d. require on-site vehicle loading where vehicle loading on-street could compromise the safety and efficiency of the transport network;
- e. require on-site mobility car parking where necessary to enable adequate accessibility ~~and to avoid~~

or adequately mitigate adverse effects on the safety and efficiency of the transport network;
{Change CP24}

- f. manage the design of parking, loading and access areas; and
- g. require minimum separation distance of vehicle crossings from level crossings.
- h. require a minimum setback for forestry, shelterbelts and small woodlots from higher order roads and the designated rail corridor;
- i. require clear sightlines where roads, driveways and vehicle tracks cross an operational rail network via a level crossing;
- j. require a minimum setback for buildings and structures from the designated rail corridor; and
- k. manage access to temporary events via uncontrolled level crossings.

Rule 3.3 Activity Status

3.3.1 Activity Status Introduction

1. The activity status table in Rule 3.3.2 shows the activity status of public amenities activities across all zones, provided any performance standards shown in the far right column are met. The activities in the public amenities category are listed in the nested table in Section 1.3.
2. Performance standards apply to permitted, and restricted discretionary activities.
3. If a permitted activity does not meet one or more performance standards, then the activity status of the activity is indicated in the relevant performance standard rule.
4. 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.
5. Any site development activities associated with an activity provided for in the activity status table in Rule 3.3.2 are subject to the provisions of the relevant management zone section.
6. Any earthworks associated with an activity provided for in the activity status table in Rule 3.3.2 are subject to the provisions in Section 8A.
7. Any construction and site investigation associated with an activity provided for in the activity status table in Rule 3.3.2 is subject to the provisions in Section 4. **{Change Earth1}**
8. Any network utilities associated with an activity provided for in the activity status table in Rule 3.3.2 is subject to the provisions in Section 5.
9. Any modifications to a scheduled heritage building or scheduled heritage structure is managed through the rules for additions and alterations in the relevant management or major facility zone.

3.5.2 Height

3.5.2.2 Maximum height

- a. The maximum height of public amenities must not exceed the following above ground level:

Public amenity		Maximum height
i.	Public play equipment	9m
ii.	Freestanding flagpoles	9m
iii.	Public display boards	2m
X.	Kāi Tahu tohu whenua (cultural markers)	9m {Change PA1}
iv.	Monuments and memorials, and pou whenua {Change PA1}	5m
v.	All other public amenities	3m

- b. Activities that contravene this performance standard are restricted discretionary activities.

4.1 Introduction

Temporary events, and uses such as concerts, festivals, parades, and market days, occur on a regular basis throughout the city, and primarily in public places. The Plan needs to provide for such activities and recognise the contribution that they make to the social and cultural well-being of communities and to the vitality of the city.

In addition to community focused events, military training exercises, filming, construction and site investigation, temporary helicopter landings, mobile trading, temporary signage, and temporary disaster management accommodation are also provided for within the Plan with a clear set of parameters to ensure any adverse effects arising from the activities are avoided, remedied or mitigated. Temporary activities incorporate both the activities and structures to facilitate the activities. **{Change Earth1}**

Temporary activities can also generate adverse effects on surrounding environments, particularly in the form of noise, increased traffic movements and parking requirements. The temporary nature of such activities generally minimises these adverse effects and consequently many events of short duration are tolerated by parts of the community, while other members enjoy what the event has to offer.

Rule 4.3 Activity Status

4.3.2 Activity Status Table - Temporary Activities

1.	Performance standards that apply to all temporary activities		a. Development standards b. Light spill
Activity		Activity status	Performance standards
2.	Construction and site investigation {Change Earth1}	P	a. Noise b. Maximum duration, frequency, and site restoration {Change TA4}
3.	Filming - small scale	P	a. Maximum duration, frequency, and site restoration b. Hours of operation c. Noise
4.	Filming - large scale	RD	a. Maximum duration, frequency, and site restoration b. Hours of operation c. Noise
5.	Helicopter movements	P	a. Maximum duration, frequency, and site restoration b. Noise
6.	Military exercises	P	a. Notice to DCC (military exercises) b. Setbacks (military exercises) c. Noise

7.	Mobile trading of readily consumable foods in a public place	P	a. Maximum duration, frequency, and site restoration
8.	Temporary disaster management accommodation	P	
9.	Temporary events - small scale	P	a. Maximum duration, frequency, and site restoration b. Hours of operation c. Noise X. Access
10.	Temporary events - large scale	RD	a. Maximum duration, frequency, and site restoration b. Hours of operation c. Noise X. Access
11.	Temporary signs	P	a. Number, location and design of temporary signs

Note 4.3.2A - Other requirements outside of the District Plan

- Permission from the Dunedin City Council (DCC) must be obtained for all temporary activities on DCC land including reserves and roads. Please contact the DCC's Transportation Group or Parks and Recreation Department on 03 477 4000 and ensure all appropriate permissions are received including for:
 - temporary road closures; and
 - use of reserves or open space.
- If food will be sold at an event, it is the responsibility of the event organiser to ensure all food operators have approval from the DCC's Environmental Health Department. Please contact Environmental Health Department on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.
- Activities that involve the sale or provision of alcohol may require a licence. Please contact the DCC's Alcohol Licensing Department on 03 477 4000 for more information.
- Building consent may be required for some temporary structures. These must be obtained from DCC. Please contact Council's Building Services Department on 03 477 4000 for more information.
- A licence is required under the Mobile Trading and Temporary Stall Bylaw 2014 to carry out mobile trading. Permission from the DCC must be obtained for all mobile trading activities on DCC land including reserves and roads. Please contact the DCC's Environmental Health Department on 03 477 4000 or visit the DCC website www.dunedin.govt.nz for more information.
- In addition to the noise limits specified in this section, noise emissions from temporary events will be subject to complaint based Excessive Noise provisions (sections 326-328) of the Resource Management Act 1991. The DCC's Environmental Health Department or their contractors will be responsible for responding to any noise complaints received by the DCC in relation to an event. To ensure there are no surprises on the day of the event it is recommended you liaise with the Environmental Health Department prior to the event, provide contact details for key personnel and agree on a protocol for responding to noise complaints should they arise. For more information, please contact the DCC on 03 477 4000 or visit the DCC website at www.dunedin.govt.nz.
- Permission must be obtained from the NZ Transport Agency for all temporary activities on state highway road reserve.
- For construction and site investigation: bore construction and the drilling of land carried out for any other purpose are also managed by rules in the Regional Plan: Water for Otago. Resource consent may be required from the Otago Regional Council for these activities. {Change Earth1}**

4.5.1 Development Standards

1. Any temporary building or structure, or earthworks or site development activity associated with temporary activities must meet the maximum height, height in relation to boundaries, setbacks, hazard exclusion areas, vegetation clearance standards, and earthworks performance standards of the zone in which they are located, except:
 - a. temporary signs (see Rule 4.5.7);
 - b. setbacks from coast and water bodies, provided the building or structure is set back from the coast or water bodies a minimum of 5m;
 - c. any temporary building or structure associated with construction and site investigation are exempt from meeting performance standards for maximum height, height in relation to boundary, and boundary setbacks provided they are erected for no more than 90 days; and **{Change Earth1}**
 - d. any structure associated with mobile trading or military exercises is exempt from meeting the performance standard for setback from designated rail corridor.
2. ~~Any temporary building or structure associated with temporary activities may be located on parking areas required to meet the performance standard for minimum mobility car parking for up to 90 days.~~ **{Change CP24}**
3. Activities that contravene this performance standard are restricted discretionary activities.

4.5.3 Maximum Duration, Frequency, and Site Restoration

4.5.3.1 Temporary events and filming

- a. Temporary events must not exceed the following maximum durations:

Location		Maximum duration of event
i.	The Oval (Town Belt (The Oval) Town of Dunedin SO 14526)	10 consecutive days
ii.	The Octagon (Sec 1 Reserve No 2 SO 12279 Town of Dunedin) and Museum Reserve (363 and 381 Great King Street)	5 consecutive days
iii.	All other locations	3 consecutive days

- iv. Except, site preparation, which must not occur more than two days before an event; and site clean-up and restoration, which must be completed within two days of the completion of the event.
- b. No more than five temporary events may occur on a site within any calendar year, except temporary events in public places, churches or other places of worship, and community halls. **{Change D2}**
- c. Filming and temporary events must return sites to their original condition after filming or the temporary event is finished.
- d. Activities that contravene this performance standard are restricted discretionary activities.

4.5.3.4 Construction and site investigation **{Change TA4; Change Earth1}**

- a. Off-site use and storage of plant, tools, gear, materials or relocatable site offices as part of

construction and site investigation must:

- i. not exceed a maximum duration of 20 weeks per site in any 12 month period; and
 - ii. only be accessed between 7.30am and 6.00pm on weekdays and Saturdays, except public holidays.
- b. Activities that contravene this performance standard are restricted discretionary activities. **{Change TA4}**

4.5.4 Noise

4.5.4.1 Construction and site investigation **{Change Earth1}** noise **{Change TA3}**

- a. Construction and site investigation **{Change Earth1}** must not exceed the following relevant noise limits in Rule 4.5.4.1.a.i, Rule 4.5.4.1.a.ii and Rule 4.5.4.1.a.iii, and will be when measured and assessed in accordance with NZS6803:1999 Acoustics Construction Noise: **{Change Earth1}**
- i. Construction and site investigation **{Change Earth1}** noise received in the following locations must not exceed the noise limits in the following table, except where Rule 4.5.4.1.X applies: **{Change Earth1}**
 1. residential zones and;
 2. dwelling in rural and rural residential zones; and
 3. buildings housing any noise sensitive activities in any other zone the Recreation Zone, centres zones, SSYP, and major facility zones other than Port Zone: **{Change PHS6 – bold text also removed}**

Time of week	Time period	Duration of work					
		1. Typical duration (dBA)		2. Short-term duration (dBA)		3. Long-term duration (dBA)	
		LAeq	Lmax	LAeq	Lmax	LAeq	Lmax
Weekdays	1. 6.30am - 7.30am	60	75	65	75	55	75
	2. 7.30am - 6.00pm	75	90	80	95	70	85
	3. 6.00pm - 8.00pm	70	85	75	90	65	80
	4. 8.00pm - 6.30am	45	75	45	75	45	75
Saturdays	5. 7.30am - 6.00pm	75	90	80	95	70	85
	6. 6.00pm - 7.30am	45	75	45	75	45	75
Sundays and Public Holidays	7. 7.30am - 6.00pm	55	85	55	85	55	85
	8. 6.00pm - 7.30am	45	75	45	75	45	75

- ii. Construction and site investigation {Change Earth1} noise received in industrial, and Port zones and commercial and mixed use zones for all days of the year at buildings that do not house a noise sensitive activity must not exceed the noise limits in the following table, except where Rule 4.5.4.1.X applies: {Change PHS6 – bold text also removed}

Time period	Duration of work		
	1. Typical and long-term duration {Change PHS6}	2. Short-term duration	3. Long-term duration {Change PHS6}
	LAeq (dBA)	LAeq (dBA)	LAeq (dBA) {Change PHS6}
1. 7.30am - 6.00pm	75	80	70 {Change PHS6}
2. 6.00pm - 7.30am	80	85	75 {Change PHS6}

- iii. Construction and site investigation noise received in the following locations must not exceed the noise limits in the following table, except where Rule 4.5.4.1.X applies:

- at any building within CBD, WP, PPH, HE, CEC, SDLF, and TR; and
- at buildings housing a noise sensitive activity in industrial and Port zones: {Change PHS6}

Time period {Change PHS6}	Duration of work	
	1. Typical and long-term duration	2. Short-term duration
	LAeq (dBA)	LAeq (dBA)
1. 7.00am - 10.00pm	75	80
2. 10.00pm - 7.00am	60	60

X. Typical and long-term duration construction and site investigation within industrial, Port, and commercial and mixed use zones may exceed the relevant noise limits in Rule 4.5.4.1.a.i, Rule 4.5.4.1.a.ii and Rule 4.5.4.1.a.iii where all of the following criteria are met:

- the exceedances occur on a total of no more than three days per project;
- the exceedances only occur between the hours of 7.30am and 6.00pm, Monday to Saturday;
- the exceedances comply with a limit of 80dB LAeq (15 min); and
- the occupants of all buildings where exceedances are expected have been advised in writing, no less than three days before the works begin, of the location and duration of the works and a contact name and phone number for complaints. {Change PHS6}

- b. Vibration from construction must not exceed a maximum particle velocity measured on any foundation of an adjacent building on another site, or the same site if different ownership, of 25mm/second for commercial buildings or 10mm/second for buildings housing noise sensitive activities: {Change TA3}

- c. Activities that contravene this performance standard by less than 5dB LAeq (15 min) in either of the following ways are discretionary activities:-
- activities that contravene Rule 4.5.4.1.a.i, Rule 4.5.4.1.a.ii or Rule 4.5.4.1.a.iii by less than 5dBA; or
 - activities that contravene Rule 4.5.4.1.a.i, Rule 4.5.4.1.a.ii or Rule 4.5.4.1.a.iii by 5dBA or more, in industrial, Port and commercial and mixed use zones between 7.00am and 10.00pm.
{Change PHS6}
- d. Activities that contravene this performance standard by 5dB LAeq (15 min) or more in either of the following ways are non-complying activities:-
- activities that contravene Rule 4.5.4.1.a.i, Rule 4.5.4.1.a.ii or Rule 4.5.4.1.a.iii by 5dBA or more, except in industrial, Port and commercial and mixed use zones between 7.00am and 10.00pm; or
 - activities that contravene Rule 4.5.4.1.X. **{Change PHS6}**
- e. For the purposes of Rule 4.5.4.1 "short-term duration" means construction and site investigation work at any one location for up to 14 calendar days per project; "typical duration" means construction and site investigation work at any one location for more than 14 calendar days but less than 20 weeks per project; and "long-term duration" means construction and site investigation work at any one location with a duration exceeding 20 weeks per project. **{Change Earth1}**

4.5.4.X Construction and site investigation vibration {Change TA3}

- a. Construction and site investigation vibration received at buildings or scheduled heritage structures in any zone must not exceed the following vibration limits:

<u>Location</u>	<u>Time period</u>	<u>Vibration limit (mm/s PPV)</u>
<u>A building housing a noise sensitive activity</u>	<u>i. 7.00am - 10.00pm</u>	<u>2.0</u>
	<u>ii. 10.00pm - 7.00am</u>	<u>0.3</u>
<u>All other buildings and scheduled heritage structures</u>	<u>iii. At all times</u>	<u>2.0</u>

- iv. except that this standard does not apply to vibration received at buildings located on the same site as the construction and site investigation activity, provided that all of the following apply:
- the building is not a scheduled heritage building;
 - the building and the construction and site investigation activity are in the same ownership; and
 - the building does not house any noise sensitive activities.
- b. For the purposes of this performance standard:
- PPV will be measured in accordance with the International Standard ISO-4866:2010 Mechanical vibration and shock; and
 - vibration is to be measured at the following locations, closest to the source of vibration:
 - for multistorey buildings, in the corner of the floor of each storey; and
 - for single storey buildings and for scheduled heritage structures, at the foundation, within 500mm of existing ground level.

- c. Activities that contravene this performance standard by less than 3.0mm/s PPV are discretionary activities.
- d. Activities that contravene this performance standard by 3.0mm/s PPV or more are non-complying activities. {Change TA3}

4.5.4.4 Military exercises

- a. Noise from military exercises must not exceed the following limits:
 - i. For mobile noise sources, the noise limits for construction and site investigation set out in Rule 4.5.4.1 apply. **{Change Earth1}**
 - ii. For fixed (stationary) noise sources, the following limits as measured at the notional boundary of a building housing any noise sensitive activities apply:

Time (Monday - Sunday)		Noise level at the notional boundary of a building housing any noise sensitive activities
1.	7.00am - 7.00pm	55dB LAeq (15 min)
2.	7.00pm - 10.00pm	50dB LAeq (15 min)
3.	10.00pm - 7.00am	45dB LAeq (15 min) and 75dB LAFmax

- b. Noise will be measured in accordance with NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics - Environmental Noise.
- c. The live firing of weapons and explosive events and the firing of blank ammunition are exempt from this performance standard (see Rule 4.5.6).
- d. Military exercises that contravene this performance standard are a controlled activity.

4.5.7 Number, Location and Design of Temporary Signs

4.5.7.1 General

- a. Temporary signs visible from a public place must meet all of the following performance standards;
- b. Temporary signs must not be illuminated (internally or externally), digital, or projected, except in:
 - i. ~~CBD, centres, PPH and SSYP zones outside pedestrian street frontage mapped areas and heritage precincts;~~
 - ii. ~~CBD Edge Commercial, South Dunedin Large Format and Trade Related zones;~~
 - iii. ~~industrial zones; and~~
 - iv. ~~the Dunedin Hospital, Dunedin International Airport, Edgar Centre, Mercy Hospital, Moana Pool and Stadium major facility zones. {Change CP19 – restructure rule as part of adding election signs exemption below}~~

X. any residential, rural, rural residential or recreation zone;

Y. the Ashburn Clinic, Campus, Dunedin Botanic Garden, Invermay and Hercus, Otago Museum,

Port, Schools, Taieri Aerodrome or Wakari Hospital zones;

Z. the Warehouse Precinct Zone or the Harbourside Edge Zone; or

AA. any pedestrian street frontage mapped area or heritage precinct. {Change CP19 – restructure rule as part of adding election signs exemption below}

X. Election signs are exempt from Rule 4.5.7.1.b.AA, provided that they are not located in a residential

zone, Schools Zone, or Campus Zone, and either of the following apply:

- i. the sign is not attached to a scheduled heritage building or a character-contributing building; or
- ii. the sign is located inside a building (including where attached to the inside of a window).
{Change CP19}

c. Temporary signs attached to buildings must:

- i. not be attached to a roof;
- ii. not exceed the height of the lowest point of a roof, except where mounted against a parapet or gable end, where they must not exceed the height of the parapet or gable end;
- iii. if attached at an angle to the façade (including on a deck or verandah), must not protrude from the façade more than 1m, except for the following zones where signs must not protrude from the façade more than 1.5m (see Figure 4.5.7.1A):
 - 1. CBD, centres, PPH and SSYP zones outside **pedestrian street frontage mapped areas** and heritage precincts;
 - 2. CBD Edge Commercial, South Dunedin Large Format and Trade Related zones;
 - 3. industrial zones, Dunedin International Airport, Port, Stadium and Campus major facility zones.

d. Temporary signs must also comply with:

- i. Rule 6.7.2, where located on or above public footpaths; and
- ii. Rule 6.7.3, where visible from the road.

e. Signs that contravene the performance standard for number, location and design of temporary signs are restricted discretionary activities.

4.5.7.2 Election signs

- a. Signs must not be erected more than two months prior to election or polling day and must be removed by midnight prior to election or polling day.
- b. Signs on a site must not exceed a maximum number of:
 - i. one per candidate or group of candidates for local elections and referenda; and
 - ii. one per registered political party, independent or non-party affiliated candidate, for general elections.
- c. Signs must not exceed a maximum area per display face of 3m² (see Figure 4.5.7.2A) and a combined maximum area of 6m² for all display faces.
- d. Signs where attached to a fence, retaining wall, trailer or vehicle in all zones must not exceed 2m height above ground level.
- e. Freestanding signs (see Figure 4.5.7.2A) must not exceed 4m maximum height above ground level, except:

Freestanding signs

Maximum height above ground level		Location
i.	2m	1. Residential zones
		2. Rural and rural residential zones within an ONF, ONL, SNL, ONCC, HNCC or NCC overlay zone

Freestanding signs		
Maximum height above ground level		Location
ii.	3m	1. Moana Pool Zone
iii.	6m	1. CBD, centres, PPH and SSYP zones outside pedestrian street frontage mapped areas and heritage precincts
		2. Dunedin Hospital Zone
		3. Otago Museum Zone
iv.	8m	1. Trade Related Zone
		2. Industrial zones
		3. Dunedin International Airport Zone
		4. Port Zone
		5. Stadium Zone
		X. South Dunedin Large Format Zone

- f. Signs attached to buildings must not exceed 4m the following maximum heights above ground level, except:

Signs attached to buildings		
Maximum height above ground level		Location
i.	2m	1. Rural and rural residential zones within an ONF, ONL, SNL, ONCC, HNCC or NCC overlay zone
X.	4m {Change CP19 – restructure rule as part of adding election signs exemption below}	1. Residential zones, where not ancillary to a <u>dairy</u>
		2. Rural and rural residential zones outside an ONF, ONL, SNL, ONCC, HNCC or NCC overlay zone
		3. CBD, centres, PPH and SSYP zones within a pedestrian street frontage mapped area or heritage precinct
		4. Warehouse Precinct or Harbourside Edge zones
		5. Recreation Zone
		6. Ashburn Clinic, Dunedin Botanic Garden, Invermay and Hercus, Mercy Hospital, Moana Pool, Schools, Taieri Aerodrome, Campus or Wakari Hospital zones
ii.	6m	1. Signs ancillary to a dairy in residential zones

Signs attached to buildings		
Maximum height above ground level		Location
iii.	8m	1. CBD, centres, PPH and SSYP zones outside pedestrian street frontage mapped areas and heritage precincts 2. CBD Edge Commercial Zone 3. Trade Related Zone 4. Industrial zones 5. Dunedin Hospital Zone 6. Dunedin International Airport Zone 7. Edgar Centre Zone 8. Otago Museum Zone 9. Port Zone X. South Dunedin Large Format Zone

Y. Signs attached to buildings are exempt from Rule 4.5.7.2.f.X.3 in any **pedestrian street frontage mapped area** or heritage precinct, provided that:

- i. signs are not mechanically fixed (e.g. screwed or bolted) to a protected part of a scheduled heritage building other than a verandah roof; and
- ii. any of the following apply:
 1. the sign is fixed to a verandah roof;
 2. the sign is fixed to an existing lawfully established sign; or
 3. the sign is located inside a building (including where attached to the inside of a window).

{Change CP19}

- g. For the purpose of Rule 4.5.7.2, 'local elections' refers to elections for City or Regional Council, District Health Board or community board; and 'general elections' refers to elections for the New Zealand Government.

Rule 4.9 Assessment of Discretionary Activities

4.9.2 Assessment of all discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. <u>Construction and site investigation noise</u>: – where the noise limit is exceeded by less than 5dB LAeq (15 min) - activities that contravene Rule 4.5.4.1.a by less than 5dBA - activities that contravene Rule 4.5.4.1.a by 5dBA or more in industrial, Port, and commercial and mixed use zones between 7.00am and 10.00pm {Change PHS6} Light spill - where the limit is exceeded by 25% or less	<u>Relevant objectives and policies (priority considerations):</u> X. <u>Objective 4.2.1</u> Y. The activity is designed and operated to minimise, as far as practicable, adverse effects on: i. <u>the amenity of surrounding properties;</u> ii. <u>people's health and safety; and</u> iii. <u>the safety and efficiency of the transport network (Policy 4.2.1.1). {Change PHS6}</u> <u>Relevant guidance from other sections (priority considerations):</u> 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. <u>General assessment guidance:</u> Z. <u>For exceedance of construction and site investigation noise limits, Council will consider how noise will be managed and may require a construction noise and vibration management plan to be submitted with the application (see Special Information Requirement – Rule 4.11.2). {Change PHS6}</u>

4.9.2 Assessment of all discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
X. <u>Construction and site investigation vibration</u> {Change TA3}	<i><u>Relevant objectives and policies:</u></i> a. <u>Objective 4.2.1</u> b. <u>Temporary activities are designed and operated in a way that minimises, as far as practicable, effects on:</u> i. <u>the amenity of surrounding properties; and</u> ii. <u>people's health and safety (Policy 4.2.1.1.a and b).</u> <i><u>Relevant guidance from other sections (priority considerations):</u></i> c. <u>See Section 13.7 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects related to significant heritage values.</u> <i><u>General assessment guidance:</u></i> d. <u>In assessing the potential for vibration to cause building damage, resulting in effects on the amenity of surrounding properties, effects on public health and safety, or effects on significant heritage values, Council will consider whether the proposal is in accordance with German Standard DIN 4150-3:2016 Vibrations in Buildings - Part 3: Effects on Structures.</u> e. <u>The assessment will consider the proposed construction noise and vibration management plan submitted with the application (see Special Information Requirements - Rule 4.11.2).</u> {Change TA3}

Rule 4.10 Assessment of Non-complying Activities

4.10.2 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. Construction and site investigation noise: - limit is exceeded by 5dB LAeq (15 min) or more - activities that contravene Rule 4.5.4.1.a by 5dBA or more except in industrial, Port and commercial and mixed use zones between 7.00am and 10.00pm - activities that contravene Rule 4.5.4.1.X {Change PHS6} Light spill - where the limit is exceeded by greater than 25%	<u>Relevant objectives and policies (priority considerations):</u> X. Objective 4.2.1 Y. The activity is designed and operated to minimise, as far as practicable, adverse effects on: i. the amenity of surrounding properties; ii. people's health and safety; and iii. the safety and efficiency of the transport network (Policy 4.2.1.1). {Change PHS6} <u>Relevant guidance from other sections (priority considerations):</u> a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and the effects related to public health and safety. <u>General assessment guidance:</u> Z. For exceedance of construction and site investigation noise limits, Council will consider how noise will be managed and may require a construction noise and vibration management plan (CNVMP) to be submitted with the application (see Special Information Requirements – Rule 4.11.2). {Change PHS6}

4.10.2 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
X. <u>Construction and site investigation vibration</u> {Change TA3}	<i><u>Relevant objectives and policies:</u></i> a. <u>Objective 4.2.1</u> b. <u>Temporary activities are designed and operated in a way that minimises, as far as practicable, effects on:</u> i. <u>the amenity of surrounding properties; and</u> ii. <u>people's health and safety (Policy 4.2.1.1.a and b).</u> <i><u>Relevant guidance from other sections (priority considerations):</u></i> c. <u>See Section 13.8 for guidance on the assessment of resource consents in relation to Objective 13.2.1 and effects related to significant heritage values.</u> <i><u>General assessment guidance:</u></i> d. <u>In assessing the potential for vibration to cause building damage, resulting in effects on the amenity of surrounding properties, effects on public health and safety, or effects on significant heritage values, Council will consider whether the proposal is in accordance with German Standard DIN 4150-3:2016 Vibrations in Buildings - Part 3: Effects on Structures.</u> e. <u>The assessment will consider the proposed construction noise and vibration management plan submitted with the application (see Special Information Requirements - Rule 4.11.2) {Change TA3}</u>

Rule 4.11 Special Information Requirements

4.11.2 Construction noise and vibration management *{Change PHS6 & Change TA3}*

1. For applications for contravention of the construction and site investigation noise performance standard (Rule 4.5.4.1) or vibration performance standard (Rule 4.5.4.X), Council may require a construction noise and vibration management plan prepared by a suitably qualified person that identifies the best practicable options to mitigate and minimise noise and vibration, and provides the following details:
 - a. a description of the general construction methodology and noise and vibration generating equipment to be used for the works;
 - b. an assessment of the noise and vibration levels that will contravene the permitted standards, including the degree of the contravention, the time of day it will occur, how often, and over what duration;
 - c. the worst-case and typical construction noise and vibration levels predicted at the most exposed façades of receiving buildings and structures in the surrounding environment;
 - d. a description of the potential effects and the level of disruption that is expected from the contraventions in the context of the overall project, the level, timing, frequency, duration, and character of the noise and vibration, the activities at receiving sites, and the existing ambient noise levels (where relevant);
 - e. a statement that all noise assessments have been undertaken in accordance with NZS 6803:1999;
 - f. the methodology and sound power levels used to calculate the construction noise levels;
 - g. for vibration that contravenes Rule 4.5.4.X, an assessment of the potential for damage to receiving buildings or structures based on German Standard DIN 4150-3:2016, including whether scheduled heritage buildings or structures, or other buildings sensitive to vibration, are located within the receiving environment; and
 - h. the details of the proposed noise and vibration mitigation measures, including:
 - i. physical measures such as acoustic barriers and shrouds, and any restrictions on plant size and operating distances;
 - ii. management measures such as consultation with neighbours before the works begin, restrictions on timing for high-noise and vibration activities; and
 - iii. for vibration:
 1. pre-construction condition surveys, vibration monitoring, and post-construction condition assessment processes for potentially affected buildings and structures; and
 2. measures to mitigate vibration effects on scheduled heritage buildings and structures and other buildings sensitive to vibration. **{Change PHS6 & Change TA3}**

5.2 Objectives and Policies

Objective 5.2.1	
The benefits of network utility activities, including renewable energy generation activities, are recognised by enabling them to establish, operate and upgrade efficiently and effectively, while: a. achieving the amenity and character objectives for the zone, to the degree practicable; and b. achieving the relevant objectives and policies for any applicable overlay zone, scheduled site, or mapped area, for those areas.	
Policy 5.2.1.1	Encourage the use and development of renewable energy generation.
Policy 5.2.1.2	Provide for network utility activities throughout the city where: a. this will have positive effects on economic, social and cultural well-being, public health and safety, or resilience of communities; and b. recognising their functional needs and operational needs, effects can be adequately managed in line with policies 5.2.1.3, 5.2.1.4, 5.2.1.5, 5.2.1.6, 5.2.X.4, 5.2.X.5, 5.2.2.X and the objectives and policies of any relevant overlay zone, scheduled site or mapped area.
Policy 5.2.1.3	Require <u>the operation, repair, minor upgrading and maintenance of existing network utilities</u>, underground or internal network utilities and network utility structures - small scale to be designed and located to enable the provision of network utilities while avoiding or, where avoidance is not practicable, adequately mitigating adverse effects on the amenity and character of the zone. {Change TA4}
Policy 5.2.1.4	Require substations, underground or internal network utilities and network utility structures - small scale to be located, designed, and operated to ensure any risk to health and safety is avoided or minimised as far as practicable.
Policy 5.2.1.5	Only allow network utility structures - large scale (in all zones), network utility poles and masts - small scale (in residential and recreation zones), and substations (other than in industrial zones) where the activity is designed and located to avoid or, if avoidance is not practicable, adequately mitigate: a. adverse effects on visual amenity and the character of the zone in which the activity is located; and b. adverse effects on the amenity of any surrounding residential activities.
Policy 5.2.1.6	Only allow new network utilities or additions to existing network utilities in transition overlay zones where network utilities are located to support a logical and efficient future pattern of development.

Rule 5.3 Activity Status

5.3.1 Activity status introduction

1. The activity status table in Rule 5.3.2 shows the activity status of network utility activities across all zones, provided any performance standards shown in the far right column are met. The activities in the network utility activities category are listed in the Nested Table in Section 1.3.
2. Performance standards apply to permitted, controlled, and restricted discretionary activities.
3. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity is indicated in the relevant performance standard rule.
4. 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.

5. The following activities are managed through the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (NESTF), although rules in the District Plan still apply in certain circumstances, as set out in the NESTF:
 - a. telecommunication facilities that emit radio-frequency fields;
 - b. telecommunication equipment cabinets;
 - c. noise from these cabinets, only when located in the road reserve;
 - d. new poles and attached antennas, in the road reserve and in rural and rural residential zones only (note that masts are called poles under the NESTF);
 - e. new antennas on existing poles, and new antennas on buildings;
 - f. small-cell units on existing structures; and
 - g. telecommunications lines.
6. The operation, maintenance, upgrading, relocation or removal of existing transmission lines which are part of the National Grid are managed through the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA), unless otherwise stated by a NESETA rule.
7. Any utilities included in the definitions of building utilities or rooftop structures are managed by zone rules and are not considered to be network utility activities.
8. The activity status of network utilities in the major facility zones is determined by the default zone of the major facility as listed in Appendix A9, except for the Port, Dunedin International Airport and Campus zones which are included in the 'all other zones' category in Rule 5.3.2.
9. For all transition overlay zones, the provisions of the proposed (transition) zone apply.
10. Any site development activities associated with an activity provided for in the activity status table in Rule 5.3.2 are subject to the provisions of the relevant management zone section.
11. Any earthworks associated with an activity provided for in the activity status table in Rule 5.3.2 are subject to the provisions in Section 8A.
12. Any construction and site investigation associated with an activity provided for in the activity status table in Rule 5.3.2 is subject to the provisions in Section 4. **{Change Earth1}**

5.3.2 Activity status table — Network utility activities

1.	Performance standards that apply to all network utility activities	a. Noise b. Setback from coast and water bodies c. Setback from National Grid d. Setback from scheduled tree

New, or additions and alterations to existing, network utility activities		Activity status				Performance standards
		a. Res and Rec	b. All other zones	c. ONF, HNCC, ONCC	d. SNL, NCC, ONL, ASBV, SHS, HP	
2.	Operation, repair, minor upgrading and maintenance of existing network utilities	P	P	P	P	i. Light spill ii. <u>Maximum duration, frequency, and hours of operation</u> {Change TA4}
3.	Underground or internal network utilities	P	P	P	P	i. Technical standards (gas pressure regulating stations and water or energy pipes only) ii. Maximum height iii. <u>Maximum duration, frequency, and hours of operation</u> {Change TA4}
4.	Standby or temporary energy generators	P	P	P	P	
5.	Substations	RD	RD (P in Ind)	NC	D	i. Technical standards
Network utility structures - small scale		a. Res and Rec	b. All other zones	c. ONF, HNCC, ONCC	d. SNL, NCC, ONL, ASBV, SHS, HP	Performance standards
6.	Network utility poles and masts - small scale	RD	P	RD	RD	i. Scale thresholds
7.	Wind generators - small scale	P	P	RD	RD	i. Scale thresholds ii. Design standards for wind generators iii. Setbacks for wind generators
8.	Hydro generators - small scale	P	P	RD	RD	i. Scale thresholds ii. Location
9.	Solar panels - small scale	P	P	RD	RD	i. Scale thresholds ii. Site coverage

10.	All other network utility structures - small scale	P	P	RD	P	i. Location ii. Scale thresholds iii. Maximum volume in PPF, SPF, HP and SHS iv. Technical standards v. Clearance from navigable water body
Network utility structures - large scale		a. Res and Rec	b. All other zones	c. ONF, HNCC, ONCC	d. SNL, NCC, ONL, ASBV, SHS, HP	Performance standards
11.	Solar panels - large scale with an area between 200m ² and 500m ² in a rural or industrial zone	N/A	RD	NC	D	
12.	All other solar panels - large scale	D	D	NC	D+	
13.	Wind generators - large scale	D	D	NC	D+	
14.	Hydro generators - large scale	D	D	NC	D+	
15.	Network utility structures - large scale (amateur radio configurations only)	RD	RD	RD+	RD	
16.	All other network utility structures - large scale	RD	RD	NC	D	

5.5.12 Maximum Duration, Frequency, and Hours of Operation - to be added {Change TA4}

- Off-site use and storage of plant, tools, gear, materials or relocatable site offices as part of the operation, repair, minor upgrading and maintenance of existing network utilities or underground or internal network utilities must:
 - not exceed a maximum duration of 20 weeks per site in any 12 month period; and
 - only be accessed between 7.30am and 6.00pm on weekdays and Saturdays, except public holidays.
- Activities that contravene this performance standard are restricted discretionary activities. {Change TA4}

5.6.2 Setback from Network Utilities

- Earthworks must be set back at least 2.5m from any water mains and at least 1.5m from all other network utility structures, **{Change NU2}** except where the network utility structure is located on a privately owned property that it exclusively serves. **{Change NU3}**
- X. Rule 5.6.2.1 does not apply to any of the following types of earthworks: **{Change NU2}**

- a. earthworks within 12m of a National Grid support structure, which are managed through Rule 5.6.1;
- b. earthworks within 12m of Critical Electricity Distribution Infrastructure which are managed through Rule 5.6.X.2;
- c. earthworks ancillary to network utility activities including earthworks associated with roading/accessways leading to and from network utility activities;
- d. earthworks ancillary to the maintenance or replacement of underground fuel storage systems; and
- e. earthworks ancillary to the operation, repair and maintenance of the roading network.

Y. Earthworks are exempt from Rule 5.6.2.1 in relation to underground network utility structures where all of the following criteria are met:

- a. the maximum depth of excavation is no more than 350mm;
- b. for water, stormwater, or wastewater network utility structures, at completion of the earthworks the minimum depth below finished ground level will be the lesser of:
 - i. 750mm; or
 - ii. the existing depth of the network utility structures prior to the commencement of earthworks; and
- c. for all other network utility structures, at completion of the earthworks the minimum depth below finished ground level will be the lesser of:
 - i. 600mm; or
 - ii. the existing depth of the network utility structures prior to the commencement of earthworks.

Z. The setbacks required in Rule 5.6.2.1 are to be measured as horizontal distances from the outside edge of the network utility structure. {Change NU2}

2. Activities that contravene this performance standard are restricted discretionary activities.

Note 5.6.2B – General advice {Change NU2}

1. To minimise the risk of damage to infrastructure networks and ensure the works can be undertaken safely, the location of underground network utility structures should be identified on site prior to earthworks commencing and their depth confirmed. All regulatory approvals should be obtained before works commence and any damage to network utility structures should be reported immediately to the network utility operator. Repairs should not be attempted without network utility operator approval. Damage to network utility structures is subject to civil law on liability. {Change NU2}

Rule 5.7 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

5.7.3 Assessment of performance standard contraventions (network utility activities)

Performance standard	Matters of discretion	Guidance on the assessment of resource consents



1.	All performance standard contraventions by any network utility activity that forms part of the National Grid, and any ancillary activities including earthworks and vegetation clearance	a. Benefits of network utility activities	i. The objectives and policies referenced below apply, in addition to the objectives and policies referenced elsewhere in rules 5.7.3 and 5.7.4.
		b. Functional needs and operational needs of network utility activities	ii. Objective 5.2.X.
		c. Effects on character and amenity of the zone	iii. The operation, repair, minor upgrading and maintenance of the National Grid, and any ancillary activities including earthworks and vegetation clearance, are enabled, while managing the adverse effects of these activities (Policy 5.2.X.1.a).
		d. Effects on health and safety	iv. Where there is a conflict, Policy 5.2.X.1 prevails over other policies in Section 5, and all policies in Section 10 and Section 13 (Policy 5.2.X.1.b).
		e. Effects on efficient and effective operation of network utilities	v. The development of, major upgrades to, and new National Grid infrastructure, and any ancillary activities including earthworks and vegetation clearance are provided for, while managing adverse effects of these activities by all of the following: 1. recognising there may be some areas in the coastal environment where avoidance of adverse effects is required to protect the identified special values of those areas; 2. seeking to avoid adverse effects on the values of the following: 1. areas of significant indigenous vegetation and significant habitats of indigenous fauna (including but not limited to scheduled Areas of Significant Biodiversity Value); 2. outstanding natural features and outstanding natural landscape overlay zones; 3. outstanding natural coastal character overlay zones; and 4. scheduled heritage items and heritage precincts. 3. where it is not practical to avoid adverse effects on the values of the areas listed in ii. above because of the functional needs and operational needs of the National Grid, remedy or mitigate adverse effects on those values; 4. avoiding, remedying or mitigating other adverse effects, including effects on the values of areas not covered in clause ii above; and 5. consider offsetting for residual adverse effects on indigenous biological diversity (Policy 5.2.X.2.a).
			vi. Where there is a conflict, Policy 5.2.X.2 prevails over other policies in Section 5, and all policies in Section 10 and Section 13 (Policy 5.2.X.2.b).
			vii. In implementing Policy 5.2.X.2, have regard to: 1. the extent to which adverse effects have been

5.7.3 Assessment of performance standard contraventions (network utility activities)

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
		addressed through site, route or method selection; and 2. for major upgrades, opportunities to reduce existing adverse effects (Policy 5.2.X.3).
2. All performance standard contraventions	a. Benefits of network utility activities	<i>Relevant objectives and policies:</i> i. Objectives 2.2.2, 2.3.1, 5.2.1 ii. Policies 2.3.1.7, 2.2.2.3 iii. Network utility activities are provided for throughout the city where: 1. this will have positive effects on economic, social and cultural well-being, public health and safety or resilience of communities; and 2. recognising their functional needs and operational needs, effects can be managed in line with policies 5.2.1.3, 5.2.1.4, 5.2.1.5, 5.2.1.6, 5.2.X.4, 5.2.X.5, 5.2.2.X and the objectives and policies of any relevant overlay zones, scheduled sites or mapped areas (Policy 5.2.1.2). iv. The use and development of renewable energy generation is encouraged (Policy 5.2.1.1). <i>General assessment guidance:</i> In assessing the effects of the proposed activity, Council will consider: v. The potential social, economic, cultural and environmental benefits of the proposed activity, including but not limited to: 1. benefits of lifeline utilities to public health and safety, including resilience to natural hazards; 2. benefits of all network utilities to economic, social and cultural well-being; and 3. in the case of energy generation: 1. contributions to national energy objectives or renewable energy generation targets; 2. the benefits, in terms of the efficient use of energy, of locating renewable energy generation close to end use and to electricity transmission or distribution infrastructure; and 3. the benefits of having a distributed network for greater energy resilience. <i>Potential circumstances which may support a consent application include:</i> vi. The proposed activity is essential to establish or maintain a network utility service.

5.7.3 Assessment of performance standard contraventions (network utility activities)

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
	b. Functional needs and operational needs of network utility activities	<i>Relevant objectives and policies:</i> i. Objectives 2.2.2, 2.3.1, 5.2.1 ii. Policies 2.3.1.7, 2.2.2.3 iii. Network utility activities are provided for throughout the city where: 1. this will have positive effects on economic, social and cultural well-being, public health and safety or resilience of communities; and 2. recognising their functional needs and operational needs, effects can be managed in line with policies 5.2.1.3, 5.2.1.4, 5.2.1.5, 5.2.1.6, 5.2.X.4, 5.2.X.5, 5.2.2.X and the objectives and policies of any relevant overlay zones, scheduled sites or mapped areas (Policy 5.2.1.2). iv. The use and development of renewable energy generation is encouraged (Policy 5.2.1.1). <i>General assessment guidance:</i> In assessing the effects of the proposed activity, Council will consider: v. The constraints imposed on size, design and location by the functional needs and operational needs of the network utility. vi. In accordance with Policy 2.3.1.7.c, in assessing the degree to which it is practicable to avoid or minimise adverse effects, Council will consider the functional needs and operational needs of network utilities.
3. Location	a. Effects on character and amenity of the zone	<i>Relevant objectives and policies:</i> i. Objective 5.2.1 ii. Network utility structures are designed and located to enable the provision of network utilities while avoiding or, where avoidance is not practicable, adequately mitigating adverse effects on the amenity and character of the zone (Policy 5.2.1.3). <i>Potential circumstances which may support a consent application include:</i> iii. Alternative sites, which would have lesser effects on character and amenity, have been considered but are impracticable for operational reasons. iv. Ground conditions, topography, or other site constraints make placing pipes underground impracticable.

5.7.3 Assessment of performance standard contraventions (network utility activities)

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
4. Setback from coast and water bodies (rules 10.3.3.1 – 10.3.3.5) {Change Res13}	a. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.5
	b. Effects on public access	
	c. Risk from natural hazards	See Rule 11.4
Y. <u>Maximum duration, frequency, and hours of operation</u> {Change TA4}	a. <u>Effects on amenity of surrounding sites</u>	<i>Relevant objectives and policies:</i> i. <u>Objective 5.2.1</u> ii. <u>The activity is designed and located to enable the provision of network utilities while avoiding or, where avoidance is not practicable, adequately mitigating adverse effects on the amenity and character of the zone (Policy 5.2.1.3).</u> {Change TA4}
5. Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6
6. Technical standards	a. Effects on health and safety	<i>Relevant objectives and policies (priority considerations):</i> i. <u>Objective 5.2.1.</u> ii. <u>Network utility activities are located, designed and operated to ensure any risk to health and safety is avoided or minimised as far as practicable (Policy 5.2.1.4).</u> <i>Potential circumstances which may support a consent application include:</i> iii. <u>Contravention of the performance standard does not result in a safety risk.</u>

5.7.3 Assessment of performance standard contraventions (network utility activities)

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
7. - Design standards for wind generators - Setbacks for wind generators	a. Effects on character and amenity of zone	<i>Relevant objectives and policies:</i> i. Objective 5.2.1 ii. Network utility structures are designed and located to enable the provision of network utilities while avoiding or, where avoidance is not practicable, adequately mitigating adverse effects on the amenity and character of the zone (Policy 5.2.1.3). <i>Potential circumstances which may support a consent application include:</i> iii. The visibility of wind generators outside the site is limited by their location within the site, or by vegetation, existing buildings and structures, natural landforms or topography. iv. The scale or design is consistent or compatible with surrounding buildings or structures.
8. Site coverage	a. Effects on character and amenity of zone	<i>Relevant objectives and policies:</i> i. Objective 5.2.1 ii. Network utility structures are designed and located to enable the provision of network utilities while avoiding or, where avoidance is not practicable, adequately mitigating adverse effects on the amenity and character of the zone (Policy 5.2.1.3).
9. Maximum height (underground or internal network utilities)	a. Effects on character and amenity of zone	<i>Relevant objectives and policies:</i> i. Objective 5.2.1 ii. Network utility structures are designed and located to enable the provision of network utilities while avoiding or, where avoidance is not practicable, adequately mitigating adverse effects on the amenity and character of the zone (Policy 5.2.1.3).

5.7.5 Assessment of restricted discretionary performance standard contraventions in an overlay zone or mapped area, or affecting a scheduled item

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. In a primary or secondary pedestrian street frontage mapped area : - Location (Rule 5.5.2.1.a) - Maximum volume in pedestrian street frontage mapped areas, heritage precincts and scheduled heritage sites	a. Effects on pedestrian amenity	See Rule 18.9

5.7.5 Assessment of restricted discretionary performance standard contraventions in an overlay zone or mapped area, or affecting a scheduled item

Activity		Matters of discretion	Guidance on the assessment of resource consents
2.	In a heritage precinct: - Location (Rule 5.5.2.1.b, Rule 5.5.2.3) - Maximum volume in pedestrian street frontage mapped areas, heritage precincts and scheduled heritage sites	a. Effects on heritage streetscape character	See Rule 13.5
3.	On a scheduled heritage site: Maximum volume in pedestrian street frontage mapped areas, heritage precincts and scheduled heritage sites	a. Effects on heritage values	See Rule 13.5
4.	In the NCC Overlay Zone: Location (Rule 5.5.2.1.c)	a. Effects on natural character of the coast	See Rule 10.5
X.	In a wāhi tūpuna mapped area : Setback from coast and water bodies	a. Effects on cultural values of Manawhenua	See Rule 14.3.
Y.	In the Critical Electricity Distribution Infrastructure Corridor mapped area : - Setback from Critical Electricity Distribution Infrastructure (buildings, structures and city-wide activities) - Setback from Critical Electricity Distribution Infrastructure (earthworks)	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 5.2.2. ii. Any risk to health and safety is avoided or minimised as far as practicable (Policy 5.2.2.X.a).
		b. Effects on efficient and effective operation of network utilities	<i>Relevant objectives and policies:</i> i. Objective 5.2.2. ii. Adverse effects on the operation, maintenance, upgrading and development of the Critical Electricity Distribution Infrastructure are avoided or, if avoidance is not practicable, insignificant (Policy 5.2.2.X.b). <i>General assessment guidance:</i> iii. Council will generally

5.7.5 Assessment of restricted discretionary performance standard contraventions in an overlay zone or mapped area, or affecting a scheduled item

Activity	Matters of discretion	Guidance on the assessment of resource consents
		refuse consent if earthworks do not comply with Section 2 of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001). iv. In assessing effects on health and safety, Council will consider whether the activity creates a risk of electrical hazard that affects public or individual safety or property. <i>Potential circumstances that may support a consent application include:</i> v. Earthworks do not compromise the structural integrity of the Critical Electricity Distribution Infrastructure, or the ability to gain access to infrastructure for maintenance. vi. Written approval is obtained from the owner and/or operator of the Critical Electricity Distribution Infrastructure.

5.7.5 Assessment of restricted discretionary performance standard contraventions in an overlay zone or mapped area, or affecting a scheduled item

Activity		Matters of discretion	Guidance on the assessment of resource consents
Z.	In the Critical Electricity Distribution Infrastructure Corridor mapped area: Setback from Critical Electricity Distribution Infrastructure (forestry)	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 5.2.2. ii. The risk of safety hazards caused by trees falling onto Critical Electricity Distribution Infrastructure is avoided or minimised as far as practicable (Policy 5.2.2.Z). <i>Potential circumstances that may support a consent application include:</i> iii. Written approval is obtained from the owner and/or operator of the Critical Electricity Distribution Infrastructure. iv. The proposal complies with the Electricity (Hazards from Trees) Regulations 2003.
AA.	Setback from a stormwater open watercourse mapped area (rules 10.3.3.W and 10.3.3.X) {Change Res13}	a. Effects on the efficiency and affordability of infrastructure	<u>See Rule 9.5 {Change Res13}</u>

6.1 Introduction

The transport network provides for the movement of people and goods, and is essential to the accessibility and functioning of the city. The establishment and use of an integrated transport network connects the city with other centres and countries, and within the city provides for the safe and efficient movement of all travel modes. The network includes: the Dunedin International Airport, the Port at Port Chalmers and the Port at Dunedin; railways; state highways and local roads; cycleways, footpaths and shared paths; and public transport routes and stops.

Responsible land use planning encourages development patterns that support a variety of travel modes, including walking, cycling, and public transport, for example by enabling dense residential development in close proximity to local services and/or the city centre.

The establishment, maintenance and use of transportation infrastructure can cause adverse effects on the surrounding environment including by reducing amenity where the use of land for vehicle parking has become dominant or by conflicting with the retention of heritage values or the promotion of good quality urban design. Such adverse effects need to be balanced with the practical transportation needs of the city.

In response to these issues, this Plan establishes a range of objectives, policies, and rules with the aim of achieving an integrated transport network that supports sustainable development and growth.

The Dunedin International Airport and the Port at Port Chalmers are managed as major facility zones: Sections 24 and 30 of this Plan contain provisions for these zones. The Port at Dunedin is managed as the Industrial Port Zone, under provisions in Section 19.

This section of the Plan manages other key elements of the transport network, including the operation and development of roads, and the establishment of passenger transportation hubs and heliports.

This section also manages the effects of activities on the functioning of the transport network. Provisions are intended to encourage the accessibility of land use activities by a range of travel modes (including car, walking, cycling, rail and public transport), and to ensure that activities are located and designed in a way that facilitates the safe and efficient operation of the transport network. These provisions are linked to performance standards located in management and major facility zone sections, including minimum mobility car parking and minimum vehicle loading requirements, and design standards for parking and loading areas and vehicle access.

Rail forms an integral part of Dunedin's transport network. Rail infrastructure including lines is provided for and managed through designations as well as various provisions within the Plan that enable the operation, repair and maintenance of the rail network. The Plan also uses performance standards to ensure that activities adjacent to the railway corridor are designed, located and maintained in such a way as to avoid adverse effects on the safe and efficient operation of the rail network. These standards include requirements for forestry and shelterbelts as well as buildings and structures to be set back from the rail network to ensure the safe and efficient operation of the railway and maintain people's health and safety and a requirement for acoustic insulation for noise sensitive activities near to the railway line to protect people from noise from the railway.

A road classification system is used to group roads into categories, thereby enabling provisions to be tailored to different categories of road, where appropriate. The classification reflects not only the transportation function of a road but also its role in creating a 'sense of place' and its contribution to the surrounding environment; taking into account the surrounding land use and the role the road plays in contributing to the amenity values, identity, and quality of the public space of the adjoining area.

The Plan contains additional provisions where activities are high trip generators. High trip generators are

defined as new or additions to parking areas that result in 50 or more new parking spaces; and any new or expansions of land use activities that generate 250 or more vehicle movements per day result in the thresholds in Appendix 6C being exceeded. **{Change CP1}** The additional provisions include:

- Special information requirements - High trip generators are generally required to provide an Integrated Transport Assessment, in order to ensure that effects on accessibility, and on the safety and efficiency of the transport network, can be appropriately managed.
- Additional policies and assessment guidance.

~~These additional provisions apply to development activities that create 50+ car parks and any other RD/D/NC land use activities that are assessed as being likely to generate 250 or more vehicle movements per day. These provisions apply in addition to those for the underlying development or land use activity.~~
{Change CP1}

6.2 Objectives and Policies

Objective 6.2.1

Transportation infrastructure is designed and located to ensure the safety and efficiency of the transport network for all travel modes while:

- minimising, as far as practicable, any adverse effects on the amenity and character of the zone; and
- meeting the relevant objectives and policies for any overlay zone, scheduled site, or mapped area in which it is located.

Policy 6.2.1.1	Enable the operation, repair and maintenance of the roading network and the operation, repair and maintenance of the rail network.

Policy 6.2.1.2	Require road signs to be designed and located to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the transport network for all travel modes.

<u>Policy 6.2.1.X</u> {Change TA4}	<u>Require the operation, repair and maintenance of the roading network to be designed and located to ensure the safety and efficiency of the transport network while avoiding or, where avoidance is not practicable, adequately mitigating adverse effects on the amenity and character of the zone.</u> {Change TA4}

Policy 6.2.1.3	Only allow new roads or additions or alterations to existing roads where: - the road is designed to provide for the needs of all users and to integrate with surrounding land uses as appropriate for the surrounding environment and road classification hierarchy mapped area; and - the location and design of the road: - minimises, as far as practicable, adverse effects on surrounding residential or other sensitive activities, including severance effects, changes to drainage patterns, and vibration, noise, glare and fumes from vehicle movements; and - maintains or enhances the safety and efficiency of the overall transport network.

Policy 6.2.1.4	Only allow passenger transportation hubs where they are located and designed to: - allow for convenient connections with other travel modes; - ensure the safety of users; - maintain or enhance the safety and efficiency of the overall transport network; and - maintain or enhance the amenity of the surrounding environment.

Objective 6.2.1

Transportation infrastructure is designed and located to ensure the safety and efficiency of the transport network for all travel modes while:

- a. minimising, as far as practicable, any adverse effects on the amenity and character of the zone; and
- b. meeting the relevant objectives and policies for any overlay zone, scheduled site, or mapped area in which it is located.

Policy 6.2.1.5	Only allow heliports where they are located and designed to: a. ensure the safety of users; b. maintain the amenity of the surrounding environment; and c. maintain or enhance the safety and efficiency of the overall transport network.

Objective 6.2.2

Land use activities are accessible by a range of travel modes.

Policy 6.2.2.1	Require land use activities ~~whose mobility parking demand either cannot be met by the public parking supply, or would significantly affect the availability of that supply for surrounding activities, to provide mobility car parking either on or near the site at an amount that is adequate to:~~ a. ~~avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the availability of publicly available mobility parking in the vicinity of the site (including on-street parking and off-street facilities); and~~ b. ensure accessibility for residents, visitors, customers, staff and students (as relevant) who have limited mobility, ~~including disabled people, the elderly and people travelling with young children.~~ {Change CP24}
Policy 6.2.2.2	Enable the sharing of <u>mobility car parking</u> areas by different land use activities, where adequate accessibility for all users is maintained. {Change CP24}
Policy 6.2.2.Z {Change CP24}	<u>Require subdivision activities to provide legal access to resultant sites from a road to ensure that future land use is accessible.</u> {Change CP24}
Policy 6.2.2.Y {Change CP1}	Only allow high trip generators where the activity is located: a. <u>within convenient walking access of sufficient car parking (including any car parking provided on-site) and, where public car parking is relied on, the activity will not significantly impact the availability of that car parking to other nearby activities; and</u> b. <u>within convenient walking access of travel modes other than private car, except where the activity is not suited to access by these modes.</u> {Change CP1}
Policy 6.2.2.3	Only allow visitor accommodation and supported living facilities to locate on sites where customers and residents will have convenient walking access to centres, or frequent public transport services; access to other appropriate transport services; and/or an appropriate range of on-site services or facilities.

Objective 6.2.2

Land use activities are accessible by a range of travel modes.

Policy 6.2.2.4	Only allow activities that are likely to generate a significant number of trips by walking, cycling or public transport where: a. for activities likely to generate trips by cycling, there will be safe access for cyclists into and through the site and sufficient secure cycle parking; b. for activities likely to generate trips by walking, there will be safe access for pedestrians into and through the site; and c. for activities likely to generate trips by public transportation, the activity will be located a reasonable walking distance from a frequent public transportation route with safe access for pedestrians from a bus stop to the site.
Policy 6.2.2.X	Only allow medium density social housing in the General Residential 1 or Township and Settlement zones (except in a no DCC reticulated wastewater mapped area) where it is located where there is convenient walking access to public transport services.

Objective 6.2.3

Land use, development and subdivision activities maintain the safety and efficiency of the transport network for all travel modes and its affordability to the public.

Policy 6.2.3.1	Require ancillary signs to be located and designed to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the transport network.
Policy 6.2.3.2	Require shelterbelts and small woodlots and forestry to be set back a sufficient distance from: a. roads to avoid or minimise, as far as practicable, road safety hazards caused by shading leading to ice formation; and b. railway lines to avoid or minimise, as far as practicable, the risk of trees falling across railway lines.
Policy 6.2.3.3	Require land use activities to provide adequate vehicle loading and manoeuvring space to support their operations and to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the transport network.
Policy 6.2.3.4	Only allow ~~Require land use activities to ensure that where any~~ overspill parking effects that could adversely affect the safety and efficiency of the transport network are avoided or, if avoidance is not practicable, adequately mitigated. {Change CP24}
Policy 6.2.3.5	Only allow domestic animal boarding and breeding, rural ancillary retail and rural tourism to be accessed directly from a state highway with a speed limit of 80kmh or over where any adverse effects on the safety and efficiency of the state highway will be avoided or, if avoidance is not practicable, adequately mitigated.
Policy 6.2.3.6	~~Only allow early childhood education and dairies where adequate short-term parking and loading areas for dropping off and picking up children facilities are available, either on-site or on-street, to:~~ {Change CP24} a. allow for people to safely enter or exit vehicles; and b. maintain the safety and efficiency of the frontage road.

Objective 6.2.3

Land use, development and subdivision activities maintain the safety and efficiency of the transport network for all travel modes and its affordability to the public.

Policy 6.2.3.7	Only allow emergency services where the operational needs of the activity can be met in a way that will maintain the safety and efficiency of the transport network.
Policy 6.2.3.8	Only allow high trip generators where they are designed and located to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the transport network.
Policy 6.2.3.9	Only allow land use and development activities or subdivision activities that may lead to land use or development activities, where: - adverse effects on the safety and efficiency of the transport network will be avoided or, if avoidance is not practicable, adequately mitigated; and - any associated changes to the transportation network will be affordable to the public in the long term.
Policy 6.2.3.10	Require garages and carports to be set back an adequate distance from the road boundary to allow pedestrians and cyclists to see vehicles exiting before they cross the footpath, and to minimise, as far as practicable, the risk to pedestrians and cyclists from garage doors opening over the footpath.
Policy 6.2.3.11	Require public amenities and signs located on or above the footpath to provide for the safe movement of vehicles, pedestrians and cyclists.
Policy 6.2.3.12	Only allow subdivision activities where roads, private ways and pedestrian and cycling connections are appropriate to the scale and location of the subdivision and are designed to: - provide for the safe and efficient movement of vehicles, pedestrians and cyclists within the subdivision; - provide connections to surrounding areas and the wider transport network, particularly for buses, pedestrians, and cyclists, in a way that maximises opportunities for active mode and public transport connections to existing or planned: - centres, public open spaces, schools, cycleways, walkways, public transport stops, and community facilities in the surrounding environment; and - neighbouring urban land, including by providing appropriate connections to undeveloped land, whether zoned for future urban use or not, unless that land is inappropriate for urban development, based on the presence of overlay zones or mapped areas protecting significant values or indicating significant site constraints such as natural hazards; and - use materials that provide good urban design outcomes and, where infrastructure is to be vested in Council, provide good value with respect to on-going costs to ratepayers for maintenance.
Policy 6.2.3.13	Require service stations to be designed to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the transport network and its affordability to the public.
Policy 6.2.3.X	Require new buildings, new structures, and additions and alterations to be set back an adequate distance from the designated rail corridor to minimise, as far as practicable, the risk of objects or people crossing over or onto the rail corridor as a result of use or maintenance of the building or structure.

Objective 6.2.3

Land use, development and subdivision activities maintain the safety and efficiency of the transport network for all travel modes and its affordability to the public.

Policy 6.2.3.Y	Require subdivision activities to provide for new roads where: a. any proposed vehicle accessway will service more than 12 residential sites, or a development with an equivalent amount of vehicle trip demand, unless the location or design of the subdivision makes this inappropriate; b. it is necessary to provide connectivity to potential future urban growth areas in the surrounding environment; or c. it is otherwise necessary to support the safe and efficient operation of the transport network.
Policy 6.2.3.Z	Only allow multi-unit development and subdivision activities where the activity is designed to ensure: a. the safe and efficient operation of waste collection vehicles; and b. any on-street solid waste collection will not obstruct footpaths, private accessways or roads.

Rule 6.3 Activity Status

6.3.1 Activity status introduction

- The activity status table in Rule 6.3.2 shows the activity status of transportation activities across all zones, provided any performance standards shown in the far right column are met. The activities in the transportation activities category are listed in the Nested Table in Section 1.3.
- Performance standards apply to permitted, controlled, and restricted discretionary activities.
- If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity is indicated in the relevant performance standard rule.
- 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.
- Any site development activities associated with an activity provided for in the activity status table in Rule 6.3.2 are subject to the provisions of the relevant management zone section.
- Any earthworks associated with an activity provided for in the activity status table in Rule 6.3.2 are subject to the provisions in Section 8A.
- Any construction and site investigation associated with an activity provided for in the activity status table in Rule 6.3.2 is subject to the provisions in Section 4. **{Change Earth1}**

6.3.2 Activity status of transportation activities

Transportation activity	Activity status	Performance standards
1. Operation, repair and maintenance of the roading network	P	a. Design and location - road signs X. <u>Maximum duration, frequency, and hours of operation</u> {Change TA4}

Transportation activity		Activity status	Performance standards
2.	Operation, repair and maintenance of the rail network	P	a. Noise b. Light spill
3.	New roads or additions or alterations to existing roads	D	
4.	New roads or additions or alterations to existing roads where part of an approved subdivision consent	RD	a. Design and location - road signs b. Setback from scheduled tree
5.	Passenger transportation hubs	D	
6.	Heliports	D	

6.5.3 Maximum Duration, Frequency, and Hours of Operation - to be added {Change TA4}

1. Off-site use and storage of plant, tools, gear, materials or relocatable site offices as part of the operation, repair and maintenance of the roading network must:
 - a. not exceed a maximum duration of 20 weeks per site in any 12 month period; and
 - b. only be accessed between 7.30am and 6.00pm on weekdays and Saturdays, except public holidays.
2. Activities that contravene this performance standard are restricted discretionary activities. {Change TA4}

6.6.1 Car Parking Design

6.6.1.7 Access to parking areas

- a. ~~Required p~~Parking spaces must be designed to allow vehicles using the spaces to enter and exit the site without the need to move a vehicle occupying any other parking or vehicle loading space on the site. **{Change CP24}**
- b. Parking areas must be accessed from a clearly defined vehicle crossing and the remainder of the parking area must be designed to be physically separated from, and inaccessible from, the road.
- c. Except, Rule 6.6.1.7.a does not apply to cases in which no more than two parking spaces are ~~required~~provided for a single residential unit. **{Change CP24}**
- d. Activities that contravene this performance standard are restricted discretionary activities.

6.6.3 Vehicle Access Design and Location

6.6.3.2 Minimum sight distance from a vehicle access

- a. The minimum sight distance from a new vehicle access onto any state highway:

Speed (km/h)		Sight distance (m)
i.	50	113
ii.	60	140

Speed (km/h)		Sight distance (m)
iii.	70	170
iv.	80	203
v.	90	240
vi.	100	282

- b. The minimum sight distance from a new vehicle access onto any road other than a state highway:

Speed (km/h)		Sight distance (m)
i.	50	69
ii.	60	83
iii.	70	97
iv.	80	111
v.	90	125
vi.	100	139

- c. Except, where a site is unable to conform with the minimum sight distances in rules 6.6.3.2.a and 6.6.3.2.b, one vehicle crossing per site is allowed in the position which most nearly complies with rules 6.6.3.4.a or 6.6.3.4.b (minimum distances of new vehicle crossing from intersections). **{Change Trans1}**
- d. Sight distances ~~are must be measured from~~between the points shown on Appendix 6B, Figure 6B.13, at a height of 1.15m above the existing road surface and the proposed road surface level of the side road or vehicle access. **{Change Trans1}**
- e. ~~In the rural and rural residential zones, clear sight triangles must be provided, as~~Visibility inside the area bounded by the sight lines shown in Appendix 6B, Figure 6B.13. The clear sight triangle must be on the road side of any gate and visibility must not be obstructed by fences, structures, vegetation or any barrier above a height of 800mm. **{Change Trans1}**
- f. Activities that contravene this performance standard are restricted discretionary activities.

6.6.3.4 Minimum distances of new vehicle crossing from intersections and level crossings

- a. The minimum distance of a new vehicle crossing from intersections on roads where the speed limit is less than 70km/h is as follows:

Frontage road	Intersecting road type		
	1. Motorway, strategic road, arterial road, urban high density corridor, commercial centre street and industrial road	2. Collector road	3. Local road



i.	Motorway, strategic road, arterial road, urban high density corridor, commercial centre street, and industrial road	30m	30m	30m
ii.	Collector road	20m	20m	10m
iii.	Local road	20m	15m	10m

- b. The minimum distance of a new vehicle crossing from intersections on roads where the speed limit is 70 - 90 km/h is as follows:

Frontage road		Intersecting road type		
		1. Motorway, strategic road, arterial road, urban high density corridor, commercial centre street and industrial road	2. Collector road	3. Local road
i.	Motorway, strategic road, arterial road, urban high density corridor, commercial centre street and industrial road	100m	100m	100m
ii.	Collector road and local road	45m	45m	45m

- c. Except, one vehicle crossing only may be constructed to provide for access to the site, in the position that most nearly complies with rules 6.6.3.4.a or 6.6.3.4.b. **{Change Trans1}**

- d. The minimum distance of a new vehicle crossing from intersections on roads where the speed limit is greater than 90 km/h is as follows:

Frontage road		Intersecting road type		
		1. Motorway, strategic road, arterial road, urban high density corridor, commercial centre street and industrial road	2. Collector road	3. Local road
i.	Motorway, strategic road, arterial road, urban high density corridor, commercial centre street and industrial road	200m	200m	200m
ii.	Collector road and local road	60m	60m	60m

- e. The minimum distance of a new vehicle crossing from intersections on state highways is as follows:

Posted speed of state highway	Vehicle access onto a state highway	Vehicle access onto a road other than a state highway

i.	Less than 70km/h {Change Trans2}	30m	20m
ii.	70 - 89-90km/h {Change Trans2}	100m	45m
iii.	Greater than 90-km/h {Change Trans2}	200m	60m

f. Distances will be measured as shown in Appendix 6B, Figure 6B.17.

X. For state highways where the minimum distance required by Rule 6.6.3.4.e is different to the minimum distance required by rules 6.6.3.4.a - d based on the road classification hierarchy applying to the state highway, the most restrictive rule applies. **{Change Trans2}**

- g. The minimum distance between a new vehicle crossing and a level crossing on the same road is 30m.
- h. Activities that contravene this performance standard are restricted discretionary activities.

6.7.4 Setback from Designated Rail Corridor

1. In the residential, commercial and mixed use, industrial and recreation zones, new buildings, new structures and additions and alterations must be set back a minimum of 4m from the boundary of the designated rail corridor, unless the railway track is underground.
2. This standard does not apply to:
 - a. **buildings or structures that are less than 10m² in area and under 2m in height; {Change CP3}**
 - b. fences;
 - c. network utility operation as defined in section 166 of the RMA;
 - d. signs attached flat to the facade of buildings and structures;
 - e. decks that are 1m or less above ground level; or
 - f. activities within 4m of the boundary of the designated rail corridor in the following locations:
 - i. the eastern boundary of the site at 382 South Road (Sec 2 SO 23278), Dunedin;
 - ii. the north-western boundary of the site at 378 South Road (Part Lot 6 Deeds 67), Dunedin;
 - iii. the eastern boundary of the site at 5 Strathallan Street (Crown Land Block LXXIII SO 14451), Dunedin;
 - iv. the western boundary of the site at 1 Paterson Road (Lot 1 DP 403630), and the eastern boundary of the site at 2 Paterson Road (Part Lot 2 Deeds 319), Wingatui;
 - v. the eastern boundary of the site at 266 Gladstone Road North (Lot 1 DP 24334), and the western boundary of the site at 270 Gladstone Road North (Sec 106 Block SO 19326 East Taieri SD), Mosgiel;
 - vi. the western boundary of the site at 714 Kaikorai Valley Road (Lot 1 DP 24411), Burnside;
 - vii. the northern boundaries of the sites at 11 and 12 Catherine Street (Lot 3 DP 2963 and Lot 2 DP 1408), Caversham;
 - viii. the western boundary of the site at 7 Samuel Street (Part Lot 10 Block VI Deeds 128), and the western and south-eastern boundaries of the site at 6 Neville Street (Lot 1 DP

21976), South Dunedin;

- ix. the north-eastern boundaries of the sites at 2, 4 and 6 Gill Street (Sec 7 Block IX SO 14312, Sec 8 Block IX SO 14312 and Sec 9 Block IX SO 14312), Waikouaiti; and
- x. any boundary of the Hillside Depot designation (D423).

3. Activities that contravene this performance standard are restricted discretionary activities.

6.8.1 Access

1. Every resultant site must have a legal accessway, ~~and where on-site car parking is provided, this must be in the form of a driveway~~ except if the resultant site is: **{Change CP24}**
 - a. an esplanade reserve;
 - b. a reserve, other than an esplanade reserve, which adjoins a site in the same ownership that has a legal accessway; or
 - c. the result of a road stopping process which adjoins a site in the same ownership that has a legal accessway.
2. Activities that contravene this performance standard are restricted discretionary activities.

Rule 6.9 Assessment of Controlled Activities

6.9.1 Assessment of controlled activities

Activity		Matters of control	Guidance on the assessment of resource consents
1.	Student Hostels (Campus)	a. Effects on accessibility	<i>Relevant objectives and policies:</i> i. Objective 6.2.2 ii. For activities that are likely to generate a significant number of trips by walking, cycling or public transport: iii. 1. activities likely to generate trips by cycling have safe access for cyclists into and through the site and secure cycle parking; 2. activities likely to generate trips by walking have safe access for pedestrians into and through the site; and 3. activities likely to generate trips by public transportation are located a reasonable walking distance from a frequent public transportation route with safe access for pedestrians from a bus stop to the site (Policy 6.2.2.4).
		b. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. Only allow if the activity ensures that where any overspill parking effects that could adversely affect the safety and efficiency of the transport network are avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.4). {Change CP24} <i>Possible circumstances that may support a consent application include:</i> iii. NA. iv. Where the activity results in the need for the parking of vehicles on-street, this is unlikely to result in adverse effects on the safety and/or efficiency of the transport network.
X.	Scheduled mining activities (SMA008)	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. Adverse effects on the safety and efficiency of the transport network will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.9.a). <i>Conditions that may be imposed include:</i> iii. Requirement that a traffic management plan is prepared by a suitably qualified traffic engineer.

Rule 6.10 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

6.10.3 Assessment of performance standard contraventions (performance standards located in zones)			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Access (subdivision)	a. Effects on accessibility	<i>Relevant objectives and policies:</i> i. Objective 6.2.2 <i>General assessment guidance:</i> ii. <u>NA: The subdivision provides legal access to resultant sites from a road to ensure that future land use is accessible (Policy 6.2.2.Z). {Change CP24}</u>
2.	Boundary setbacks - (Rule 15.6.13.1.a.viii.3) garages and carports setback from road boundary	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. Garages and carports are set back from the road boundary an adequate distance to allow pedestrians and cyclists to see vehicles exiting before they cross the footpath, and to minimise as far as practicable the risk to pedestrians and cyclists from garage doors opening over the footpath (Policy 6.2.3.10).
3.	Density (Rule 15.5.2.5.a) - Papakāika in residential zones	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. Adverse effects on the safety and efficiency of the transport network will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.9.a). iii. Any associated changes to the transportation network will be affordable to the public in the long term (Policy 6.2.3.9.b).
4.	Forestry and shelterbelts and small woodlots setbacks	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. Shelterbelts and small woodlots and forestry are set back a sufficient distance from: 1. roads to avoid road safety hazards caused by shading leading to ice formation; and 2. railway lines to avoid or minimise, as far as practicable, the risk of trees falling across railway lines (Policy 6.2.3.2).

6.10.3 Assessment of performance standard contraventions (performance standards located in zones)

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Location	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. Any adverse effects on the safety and efficiency of the state highway will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.5). <i>Potential circumstances that may support a consent application include:</i> iii. There are relatively low traffic volumes and/or vehicle speeds on the stretch of the state highway that the site is accessed from.
6.	Minimum mobility car parking	a. Effects on accessibility	<i>Relevant objectives and policies:</i> i. Objective 6.2.2 ii. Land use activities whose mobility parking demand cannot be met by the public mobility parking supply, or would significantly affect the availability of that supply for surrounding activities, provide mobility car parking either on or near the site at an amount that is adequate to: 1. avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the availability of publicly available mobility parking for existing or permitted activities; and 2. ensure accessibility for residents, visitors, customers, staff and students (as relevant) who have limited mobility, including disabled people, the elderly and people travelling with young children (Policy 6.2.2.1). {Change CP24} <u>X. Enable the sharing of mobility car parking by different land use activities, where adequate accessibility for all users is maintained (Policy 6.2.2.2). {Change CP24}</u> <i>General assessment guidance:</i> iii. In balancing consideration of accessibility (Objective 6.2.2) with consideration of significant adverse effects on other values, Council will generally prefer to avoid significant adverse effects on land instability, heritage, streetscape amenity and the safety and efficiency of the transport network, in accordance with objectives 6.2.3 (safety, efficiency of the transport network and its affordability to the public), 11.2.1 (natural hazards), 13.2.1 to 13.2.3 (scheduled heritage items), 7.2.1 (significant trees), 15.2.3 (heritage streetscape character) and 15.2.4 (streetscape amenity). {Change CP24}

6.10.3 Assessment of performance standard contraventions (performance standards located in zones)

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
		iv. Council will consider any mobility parking demand information, where required (see Special Information Requirements – Rule 6.14.1). {Change CP24} <i>Potential circumstances that may support a consent application include:</i> v. The establishment of required mobility car parking would result in a net loss in the availability of on-street mobility parking in the vicinity of the site. vi. The applicant proposes to use the same space on-site to fulfil both minimum mobility car parking and minimum vehicle loading requirements, and can demonstrate that this space will be managed so that both the mobility parking and loading demands of the land use activity will be met. {Change CP24} vii. The proposed activity is taking place on an existing site that does not have a vehicle access and one or more of the following circumstances apply: 1. it is not practicable to create a vehicle access that would comply with Rule 6.6.3.4 because the site is located on or near an intersection; 2. it is not practicable to create a vehicle access that would comply with Rule 6.6.3.7 because the site is located on or near a steep slope or cliff; or 3. it is not practicable to create a vehicle access that would comply with Rule 6.6.3.1 because the site has no frontage to a legal road, and any existing access way is not wide enough to meet Rule 6.6.3.9. viii. NA. {Change CP24} ix. NA. {Change CP24} x. If mobility parking spaces shared with other land use activities are not exclusively available to the activity during its hours of operation, the applicant is able to demonstrate that the shared mobility parking spaces will meet the parking demand generated by users of the activity. xi. The establishment of required mobility car parking would require significant earthworks that would cause land instability or result in costs that were disproportionate to the total value of the development. {Change CP24} xii. The establishment of required mobility car parking would unavoidably result in significant adverse effects on:

6.10.3 Assessment of performance standard contraventions (performance standards located in zones)

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
		- the safety or efficiency of the transport network; - streetscape amenity; or - heritage values. xiii. NA: {Change CP24}
	b. Effects on the safety and efficiency of the transport network {Change CP24}	<i>Relevant objectives and policies:</i> - Objective 6.2.3 - The activity ensures that any overspill parking effects that could adversely affect the safety and efficiency of the transport network are avoided or, if avoidance is not practicable, adequate mitigation is provided (Policy 6.2.3.4). - NA. - Where the activity results in the need for the parking of vehicles on-street, this is unlikely to result in adverse effects on the safety and/or efficiency of the transport network. - NA: {Change CP24}
7. Minimum vehicle loading	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> - Objective 6.2.3 - The activity provides adequate vehicle loading space to support operations and to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the transport network (Policy 6.2.3.3). <i>Potential circumstances that may support a consent application include:</i> - Adequate additional loading space is available on an adjacent or nearby site via binding long-term agreement. - Although the activity may result in the need for the loading of vehicles on-street, this is unlikely to result in adverse effects on the safety and/or efficiency of the transport network. - The applicant proposes to use the same space on-site to fulfil both minimum mobility car parking and minimum vehicle loading requirements, and can demonstrate that this space will be managed so that both the parking and loading demands of the land use activity will be met. {Change CP24}

6.10.3 Assessment of performance standard contraventions (performance standards located in zones)

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
8. Number, location and design of ancillary signs	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3 ii. Ancillary signs are located and designed to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the transport network (Policy 6.2.3.1). <i>Potential circumstances that may support consent application include:</i> iii. The location of the sign will not obstruct or obscure sightlines, pedestrian and cycling or vehicle access.
X. Density: social housing in the GR1 Zone or T&S Zone (except in a no DCC reticulated wastewater mapped area) (Rule 15.5.2.5.e)	a. Effects on accessibility	<i>Relevant objectives and policies:</i> i. Objective 6.2.2. ii. Medium density social housing in the General Residential 1 or Township and Settlement zones (except in a no DCC reticulated wastewater mapped area) is located where there is convenient walking access to public transport services (Policy 6.2.2.X).
Y. In the former brickworks structure plan mapped area : Limits on vehicle movements	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3. ii. Adverse effects on the safety and efficiency of the transport network will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.9.a). iii. Any associated changes to the transportation network will be affordable to the public in the long term (Policy 6.2.3.9.b).

6.10.4 Assessment of transportation activities performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents

1.	Design and location - road signs	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.1 ii. Road signs are designed and located to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the transport network for all travel modes (Policy 6.2.1.2). <i>Potential circumstances that may support a consent application include:</i> iii. The relevant road controlling authority has provided approval for the proposed design and location of the sign. iv. Overhanging signs positioned less than 2.6m above the footpath are considered unlikely to adversely affect pedestrian safety or connectivity, due for example to low volumes of pedestrians on the footpath or the presence of existing structures that limit pedestrian movement in the vicinity of the proposed sign.
2.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6
3.	<u>Maximum duration, frequency, and hours of operation</u> {Change TA4}	<u>a. Effects on amenity of surrounding sites</u>	<i>Relevant objectives and policies:</i> i. <u>Objective 6.2.1</u> ii. <u>The activity is designed and located to ensure the safety and efficiency of the transport network while avoiding or, where avoidance is not practicable, adequately mitigating adverse effects on the amenity and character of the zone (Policy 6.2.1.X).</u> {Change TA4}

Rule 6.11 Assessment of Restricted Discretionary Activities

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity	Matters of discretion	Guidance on the assessment of resource consents

1.	All RD activities that are linked to Section 6.11 and that have “effects on the safety and efficiency of the transport network” as a matter of discretion, including but not limited to the activities listed below	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3. ii. Only allow land use and development activities or subdivision activities that may lead to land use or development activities where: 1. adverse effects on the safety and efficiency of the transport network will be avoided or, if avoidance is not practicable, adequately mitigated; and 2. any associated changes to the transportation network will be affordable to the public in the long term (Policy 6.2.3.9). iii. Only allow Tthe activity ensures that where any overspill parking effects that could adversely affect the safety or efficiency of the transport network are avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.4). {Change CP24} iv. For activities where no minimum vehicle loading performance standard is specified: 1. the activity provides adequate vehicle loading and manoeuvring space to support its operations and to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the transport network (Policy 6.2.3.3). <i>General assessment guidance:</i> v. For activities that are likely to generate trips by bicycle, Council will consider whether the site and vehicle access design provides for the safety of cyclists entering and exiting the road network. vi. For subdivision activities on sites adjoining unsealed rural roads, Council will consider the effectiveness of any proposed mitigation measures to reduce the risk of complaints of dust from the road. <i>Potential circumstances that may support a consent application include:</i> vii. Where the activity results in the need for the parking of vehicles on-street, this is unlikely to result in adverse effects on the safety and/or efficiency of the transport network. viii. For subdivision activities adjoining roads that are unsealed, any necessary conditions to reduce the risk of complaints of dust from unsealed roads, for example conditions on the location of building platforms, screening of the road frontage or sealing of roads.
2.	All high trip generators, which	a. Effects on the safety and efficiency	<i>Relevant objectives and policies:</i> i. Objective 6.2.3.

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity	Matters of discretion	Guidance on the assessment of resource consents
include: • New or additions to parking areas, that result in 50 or more new parking spaces (all zones) • Any activities that generate 250 or more vehicle movements per day <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded</u> {Change CP1}	of the transport network	ii. High trip generators are designed and located to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the safety and efficiency of the transport network (Policy 6.2.3.8). <i>General assessment guidance:</i> iii. The assessment will consider the findings of an Integrated Transport Assessment (see Special Information Requirements - Rule 6.14.2). iv. For activities that are likely to generate trips by bicycle, Council will consider whether the site and vehicle access design provides for the safety of cyclists entering and exiting the road network. v. In assessing the effects on the safety and efficiency of the transport network, Council will consider: 1. the effects of the physical works on safety on the frontage road. 2. the effects of the physical works on congestion on the frontage road. 3. the effects of the physical works on pedestrian and cycle connectivity and safety. 4. the capital and maintenance costs of the physical work. vi. Council will generally only consider new transportation infrastructure (e.g. traffic signals, roundabouts etc.) as acceptable when there are no other practicable design solutions. <i>Potential circumstances that may support a consent application include:</i> vii. Traffic entering and exiting the site does not cause adverse safety or congestion effects on any frontage road. viii. The vehicle movements generated by the activity do not result in overall traffic volume on any frontage road exceeding the capacity of that road. ix. The frontage road has adequate on-road queuing space. x. The activity is located on a frontage road with capacity to absorb the additional vehicle movements associated with the activity. xi. Travel planning interventions are proposed to reduce the number of vehicle movements generated by the activity. xii. Physical works will be used where appropriate

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity	Matters of discretion	Guidance on the assessment of resource consents (including left in, left out vehicle access; turning bays; traffic signals and roundabouts).
	b. Effects on accessibility	<i>Relevant objectives and policies:</i> i. Objective 6.2.2. X. The activity is located: - within convenient walking access of sufficient car parking (including any car parking provided on-site) and, where public car parking is relied on, the activity will not significantly impact the availability of that car parking to other nearby activities; and - within convenient walking access of travel modes other than private car, except where the activity is not suited to access by these modes (Policy 6.2.2.Y). {Change CP1} ii. For activities that are likely to generate a significant number of trips by walking, cycling or public transport: - activities likely to generate trips by cycling have safe access for cyclists into and through the site and secure cycle parking; - activities likely to generate trips by walking have safe access for pedestrians into and through the site; and - activities likely to generate trips by public transportation are located a reasonable walking distance from a frequent public transportation route with safe access for pedestrians from a bus stop to the site (Policy 6.2.2.4). iii. The assessment of high trip generators will generally consider the findings of an Integrated Transport Assessment (see Special Information Requirements - Rule 6.14.2), including the likely parking demand of the land use activity and the availability of public parking in the vicinity of the site. {Change CP1} iv. If the activity contravenes a minimum mobility-car parking performance standard or is not subject to a minimum mobility-car parking performance standard, Council will also assess the activity against Policy 6.2.2.1, via Rule 6.10.3.6 or Rule 6.11.2.3: {Change CP24} Y. In assessing the effects of the activity on the availability of public car parking to other nearby activities, Council will consider whether changes to the management of public car parking are necessary to mitigate those

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity	Matters of discretion	Guidance on the assessment of resource consents
		effects (e.g. changes to time-limits or charging for car parks). <u>Z. In assessing whether an activity is suited to access by travel modes other than private car, Council will consider whether the general public will be accessing the activity, the number of trips anticipated by the general public, and whether the activity is of a nature that makes access by travel modes other than private car a practicable alternative (e.g. for office, retail, or schools) or not (e.g. for restaurant – drive through, or service stations). {Change CP1}</u> v. In assessing the appropriateness of the location, Council will consider the road classification of roads where vehicle access is proposed (see Appendix 6A) and, in general, according to that classification, a local road is not an appropriate location for high trip generators. <i>Potential circumstances that may support a consent application include:</i> vi. There is safe and convenient access to and within the site for pedestrians. vii. Provision of facilities for people accessing the site by a variety of travel modes (for example dedicated carpool parking, changing rooms, secure bike storage). viii. There are frequent public transport services within 200m of the site. ix. Customer or visitor car parking is designed to ensure that vehicles travel at safe speeds within it (for example by using speed bumps and advisory signage).

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity	Matters of discretion	Guidance on the assessment of resource consents
3. All RD activities that are linked to Section 6.11, that have "effects on accessibility" as a matter of discretion, and/or where no minimum mobility parking performance standards is specified including but not limited to the activities listed below {Change CP24}	a. Effects on accessibility	<i>Relevant objectives and policies:</i> i. Objective 6.2.2. ii. Where mobility parking demand either cannot be met by the public parking supply, or would significantly affect the availability of that supply for surrounding activities, the activity will provide mobility parking either on or near the site at an amount that is adequate to: 1. avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the availability of publicly available mobility parking in the vicinity of the site (including on-street parking and off-street facilities); and 2. ensure accessibility for residents, visitors, customers, staff and students (as relevant) who have limited mobility, including disabled people, the elderly and people travelling with young children (Policy 6.2.2.1). {Change CP24} iii. Enable the sharing of car parking areas by different land use activities, where adequate accessibility for all users is maintained (Policy 6.2.2.2). {Change CP24} iv. For activities that are likely to generate a significant number of trips by walking, cycling or public transport: 1. activities likely to generate trips by cycling have safe access for cyclists into and through the site and secure cycle parking; 2. activities likely to generate trips by walking have safe access for pedestrians into and through the site; and 3. activities likely to generate trips by public transportation are located a reasonable walking distance from a frequent public transportation route with safe access for pedestrians from a bus stop to the site (Policy 6.2.2.4). <i>Potential circumstances that may support a consent application include:</i> v. The mobility parking demand likely to be generated by the activity means the proposed number of mobility parking spaces will be sufficient. {Change CP24}

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity	Matters of discretion	Guidance on the assessment of resource consents
4. • Visitor accommodation, including ancillary activities (residential zones, Campus Zone and NEC, NECC) • Supported living facilities (residential zones)	a. Effects on accessibility	<i>Relevant objectives and policies:</i> i. Objective 6.2.2. ii. Visitor accommodation and supported living facilities are located on sites where customers and residents will have convenient walking access to centres, frequent public transport services, other appropriate transport services, and/or an appropriate range of on-site services or facilities (Policy 6.2.2.3). iii. For activities that are likely to generate a significant number of trips by walking, cycling or public transport: 1. activities likely to generate trips by cycling have safe access for cyclists into and through the site and secure cycle parking; 2. activities likely to generate trips by walking have safe access for pedestrians into and through the site; and 3. activities likely to generate trips by public transportation are located a reasonable walking distance from a frequent public transportation route with safe access for pedestrians from a bus stop to the site (Policy 6.2.2.4). <i>General assessment guidance:</i> iv. Convenient walking access is to be determined taking into account the anticipated mobility levels of the intended customers or residents of the activity. <i>Potential circumstances that may support a consent application include:</i> v. Examples of services and facilities required where supported living facilities are not within walking distance of a centre or frequent public transport services are medical services, personal services such as hairdressers, retail services such as dairies or cafés, and sport and leisure activities.

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity	Matters of discretion	Guidance on the assessment of resource consents
	b. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3. ii. ~~Land use activities ensure that~~ Only allow the activity where any overspill parking effects that could adversely affect the safety and efficiency of the transport network are avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.4). {Change CP24} <i>Potential circumstances that may support a consent application include:</i> iii. ~~The mobility parking demand likely to be generated by the activity means the proposed number of mobility parking spaces will be sufficient.~~ {Change CP24} iv. Where the activity results in the need for the parking of vehicles on-street, this is unlikely to result in adverse effects on the safety and/or efficiency of the transport network.
5. • Early childhood education - small scale (Rec, Res, Campus, commercial and mixed use zones) • Early childhood education - large scale (Dunedin Hospital, Moana Pool, Otago Museum, Schools, Campus, Wakari Hospital, commercial and mixed use zones) • Dairies (Residential zone) {Change CP24}	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3. ii. Adequate short-term parking and loading areas for dropping off and picking up children facilities are available, either on-site or on-street, to: {Change CP24} 1. allow for people to safely enter or exit vehicles; and 2. maintain the safety and efficiency of the frontage road (Policy 6.2.3.6). <i>General assessment guidance:</i> iii. In assessing the safety of short-term parking and loading areas for dropping off and picking up children facilities, Council will consider the speed and volume of traffic and width of the road; and for early childhood education, particular regard will be given to whether children can enter and exit vehicles safely. {Change CP24}

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity		Matters of discretion	Guidance on the assessment of resource consents
6.	Emergency services (residential zones and Taieri Aerodrome)	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3. ii. The operational needs of the activity can be met in a way that will maintain the safety and efficiency of the transport network (Policy 6.2.3.7).
7.	All subdivision activities (all zones)	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3. ii. Only allow subdivision activities that may lead to land use or development activities where: 1. adverse effects on the safety and efficiency of the transport network are avoided or, if avoidance is not practicable, adequately mitigated; and 2. any associated changes to the transportation network will be affordable to the public in the long term (Policy 6.2.3.9). iii. Subdivision activities provide for new roads where: 1. any proposed vehicle accessway will service more than 12 residential sites, or a development with an equivalent amount of vehicle trip demand, unless the location or design of the subdivision makes this inappropriate; 2. it is necessary to provide connectivity to potential future urban growth areas in the surrounding environment; or 3. it is otherwise necessary to support the safe and efficient operation of the transport network (Policy 6.2.3.Y). iv. Roads, private ways, and pedestrian and cycling connections are appropriate to the scale and location of the subdivision and are designed to: 1. provide for the safe and efficient movement of vehicles, pedestrians and cyclists within the subdivision; and 2. provide connections to surrounding areas and the wider transport network, particularly for buses, pedestrians, and cyclists, in a way that maximises opportunities for active mode and public transport connections to existing or planned 1. centres, public open spaces, schools, cycleways, walkways, public transport stops, and community facilities in the surrounding environment, and 2. neighbouring urban land, including by providing appropriate connections to undeveloped land,

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity	Matters of discretion	Guidance on the assessment of resource consents
		whether zoned for future urban use or not, unless that land is inappropriate for urban development, based on the presence of overlay zones or mapped areas protecting significant values or indicating significant site constraints such as natural hazards; and 3. use materials that provide good urban design outcomes and, where infrastructure is to be vested in Council, provide good value with respect to ongoing costs to ratepayers for maintenance (Policy 6.2.3.12). <i>General assessment guidance:</i> v. Council will generally require any vehicle accessway that serves more than 12 sites to be vested in the DCC as a road but may also require vehicle accessways that serve 12 or fewer sites to be designed as a road and be vested with the DCC, including where required to enable connectivity to potential future urban growth areas. vi. In determining whether the location or design of a subdivision makes it inappropriate to require a road, Council will consider all relevant matters, including, but not limited to, whether: 1. factors such as slope and site dimensions do not enable minimum road design requirements to be met; 2. access can only be achieved by right-of-way over other property; 3. the proposal is related to a multi-unit development or is for a unit title subdivision and ongoing management of accessways over common property is provided for through a body corporate; or 4. legal constraints which the applicant does not have the authority to cancel exist within the site and prevent the vesting of road. vii. Council will generally require roads to be designed and constructed in accordance with the Dunedin Code of Subdivision and Development 2010 and/or the most recent NZS 4404. Council will only consider proposals designed to a lesser standard when they are submitted with engineering information that demonstrates why the standards are unachievable. viii. Council will consider the effects of subdivision and subsequent development on the safety and efficiency of the state highway network, and may require written

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity	Matters of discretion	Guidance on the assessment of resource consents
		approval from Waka Kotahi NZ Transport Agency. ix. In assessing whether a development creates “an equivalent amount of vehicle trip demand” Council will generally assume that 12 residential sites would normally create 98 vehicle movements per day (or 8.2 per site) based on these sites being developed with 1 residential unit per site. Where Council determines that a subdivision is designed to enable or encourage a significant number of the sites to be developed with duplexes or multiple units, Council may require a road to service 12 or fewer sites. X. Council may require an integrated transport assessment (ITA) to be submitted with the application (see Special Information Requirement – Rule 6.14.2). {Change CP16} <i>Conditions that may be imposed include:</i> x. Easements for pedestrian and/or vehicle access either on or off the site. xi. A requirement to vest a road or roads with the DCC. xii. Council will generally require roads to be designed and constructed in accordance with the Dunedin Code of Subdivision and Development 2010 and/or the most recent NZS 4404. <i>Design considerations that may support a consent application include:</i> xiii. Shared driveways are low speed environments, and where appropriate provide for the storage of rubbish and recycling bins, as well as turning facilities for refuse collection vehicles where necessary. xiv. In the commercial and mixed use zones and the industrial zones, connections are proposed to link parking areas and provide vehicle access behind buildings to minimise the need for new vehicle accesses. xv. The location and gradient of any new intersection or access ensures the safety and efficiency of the transport network. xvi. The design of any driveways is appropriate with respect to the length and potential number of private units to be served.
8.	Subdivision activities that include a new road (all zones)	a. Effects on the safety and efficiency of the transport network <i>Relevant objectives and policies:</i> i. Objective 6.2.3. ii. Roads are appropriate to the scale and location of the subdivision and are designed to:

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity	Matters of discretion	Guidance on the assessment of resource consents
		1. provide for the safe and efficient movement of vehicles, pedestrians and cyclists within the subdivision; and 2. provide connections to surrounding areas and the wider transport network, particularly for buses, pedestrians, and cyclists, in a way that maximises opportunities for active mode and public transport connections to existing or planned: 1. centres, public open spaces, schools, cycleways, walkways, public transport stops, and community facilities in the surrounding environment, and 2. neighbouring urban land, including by providing appropriate connections to undeveloped land, whether zoned for future urban use or not, unless that land is inappropriate for urban development, based on the presence of overlay zones or mapped areas protecting significant values or indicating significant site constraints such as natural hazards; and 3. use materials that provide good urban design outcomes and, where infrastructure is to be vested in Council, provide good value with respect to ongoing costs to ratepayers for maintenance (Policy 6.2.3.12). <i>General assessment guidance:</i> iii. In assessing the transport network design, Council will make reference to the Dunedin City Council Code of Subdivision and Development 2010 and/or the most recent NZS 4404. iv. In assessing the effects on the safety and efficiency of the transport network, Council will consider any changes to traffic volumes on other parts of the network as a result of the subdivision. v. In assessing whether adequate connections to surrounding areas have been provided, Council will consider whether the road layout makes adequate allowance for connections to potential future areas of urban expansion (even where these areas are not yet identified in the Planning Map). <i>Conditions that may be imposed include:</i> vi. Easements for pedestrian and/or vehicle access either on or off the site. vii. The standard of pedestrian and/or cycle paths required.

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity	Matters of discretion	Guidance on the assessment of resource consents
		viii. The standard of street lighting or private access lighting required. ix. A requirement for roads to be designed and constructed in accordance with the Dunedin Code of Subdivision and Development 2010 and/or the most recent NZS 4404. x. The location of roading connections to potential future growth areas. xi. A requirement to vest the road or roads with the DCC. <i>Design considerations that may support a consent application include:</i> xii. Road networks use a permeable 'grid' network design that connects to surrounding streets and/or enables future connections to un-developed areas, except where this is not possible because of natural features or the surrounding patterns of development. Where cul-de-sacs must be provided, pedestrian and cycling links to surrounding roads are provided, if physically possible. xiii. The design provides for all parking, loading and access standards to be met. xiv. Appropriate construction standards, materials, design palettes, and products are employed with consideration of both the on-going maintenance costs to ratepayers and appropriate character and amenity standards. xv. The design provides safe and convenient access for pedestrians and cyclists or other active modes to any public places, including the coast, water bodies or reserves.

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity	Matters of discretion	Guidance on the assessment of resource consents
9. In the General Residential 1 Zone or Township and Settlement Zone (except within a no DCC reticulated wastewater mapped area) or in the Variation 2 mapped area all residential zones: • All subdivision activities • New buildings or additions and alterations to buildings that result in a multi-unit development <u>In the Campus Zone and all commercial and mixed use zones where residential activity is permitted (see rules 18.3.3 – 18.3.5):</u> • <u>All subdivision activities for residential activity</u> {Change Res11}	a. Effects on the safety and efficiency of the transport network.	<i>Relevant objectives and policies:</i> - Objective 6.2.3. - The activity is designed to ensure: - the safe and efficient operation of waste collection vehicles; and - any on-street solid waste collection will not obstruct footpaths, private accessways or roads (Policy 6.2.3.Z). <i>General assessment guidance:</i> - In assessing the design of subdivisions and multi-unit development, Council will consider whether: - bins can be moved easily between the on-street collection point and appropriate on-site storage to discourage bins from being left on the street outside collection times; and - the number of bins that the units will be supplied with can fit along the street frontage without blocking the footpath. - For proposals that do not enable safe and efficient collection of solid waste by Dunedin City Council standard services, Council will consider the contents of a Waste Management Plan which demonstrates how private solid waste collection services will be provided to ensure Policy 6.2.3.Z is achieved. <i>Conditions that may be imposed:</i> - For larger multi-unit complexes, the requirement for on-site waste collection in a location that provides for safe site ingress and egress for solid waste collection vehicles. - Upgrades to the footpath or other parts of the road to allow on-street collection in a way that enables safe pedestrian movement. - For subdivisions accessed via private ways, requirement for an easement granting Right of Way to Dunedin City Council for the purpose of solid waste collection. - For subdivisions accessed via private ways, requirements for the design and dimensions of the private way to provide safe ingress and turning areas for solid waste collection vehicles and suitable areas for bins to be placed for collection.

6.11.2 Assessment of restricted discretionary activities (activities located in zones)

Activity		Matters of discretion	Guidance on the assessment of resource consents
10.	In the former brickworks structure plan mapped area: All other industrial activities in the industrial activities category	a. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 6.2.3. ii. Adverse effects on the safety and efficiency of the transport network will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.9.a). iii. Any associated changes to the transportation network will be affordable to the public in the long term (Policy 6.2.3.9.b).

Rule 6.12 Assessment of Discretionary Activities

6.12.2 Assessment of discretionary activities in management and major facility zones

Activity	Guidance on the assessment of resource consents
1. All discretionary activities that are linked to Section 6.12, including but not limited to the activities listed below	<i>Relevant objectives and policies:</i> i. Objectives 6.2.2 and 6.2.3 ii. Adverse effects on the safety and efficiency of the transport network will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 6.2.3.9.a). iii. Any associated changes to the transportation network will be affordable to the public in the long term (Policy 6.2.3.9.b). iv. Land use activities Where mobility parking demand either cannot be met by the public parking supply, or would significantly affect the availability of that supply for surrounding activities, the activity will provide mobility <u>car</u> parking either on or near the site at an amount that is adequate to: 1. avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the availability of publicly available mobility parking in the vicinity of the site (including on-street parking and off-street facilities); and 2. ensure accessibility for residents, visitors, customers, staff and students (as relevant) who have limited mobility, including disabled people, the elderly and people travelling with young children (Policy 6.2.2.1). {Change CP24} v. For activities that are likely to generate a significant number of trips by walking, cycling or public transport: 1. activities likely to generate trips by cycling have safe access for cyclists into and through the site and secure cycle parking; 2. activities likely to generate trips by walking have safe access for pedestrians into and through the site; and 3. activities likely to generate trips by public transportation are located a reasonable walking distance from a frequent public transportation route with safe access for pedestrians from a bus stop to the site (Policy 6.2.2.4). <i>Potential circumstances that may support a consent application include:</i> vi. Service stations that include the ancillary sale of food or household consumables provide adequate cycle parking and marked pedestrian access to provide for customers who access the site by walking or cycling.

6.12.2 Assessment of discretionary activities in management and major facility zones

Activity	Guidance on the assessment of resource consents
2. All high trip generators, which include: any activities that generate 250 or more vehicle movements per day {Change CP1}	Same as for Rule 6.11.2.2

Rule 6.13 Assessment of Non-complying Activities

6.13.2 Assessment of non-complying activities located in management zone or major facility zone sections

Activity	Guidance on the assessment of resource consents
1. All non-complying activities that are linked to Section 6.13, including but not limited to the activities listed below	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 6.2.2, 6.2.3 and 6.2.4 <i>General assessment guidance:</i> b. 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 precedent being set by the granting of a resource consent.
2. All high trip generators, which include: any activities that generate 250 or more vehicle movements per day {Change CP1}	Same as for Rule 6.11.2.2

Rule 6.14 Special Information Requirements

6.14.1 Parking demand information **{Change CP24}**

When land use activities do not meet performance standards for minimum mobility car parking, Council may require the following information, to demonstrate the likely mobility parking demand of the activity and potential effects of that demand on publicly available mobility parking near the site:

- Current usage rates (% usage) of all publicly available on- and off-street mobility parking spaces within 250m of the site.
- The accessibility of the site by public transport, and for mobility impaired cyclists and pedestrians.
- The predicted transport behaviour of users of the activity, including the numbers of mobility impaired people predicted to access the activity by private vehicle, carpool, public transport, cycle or foot.
- Details of any travel plan provided by the applicant, setting out targets for increased proportions of mobility impaired users accessing the activity by carpool, public transport, cycle or foot, and a

detailed implementation plan for actions to achieve those targets. **{Change CP24}**

6.14.2 Integrated transport assessment

1. Council will generally require an Integrated Transport Assessment (ITA) for applications for high trip generators unless the application is for a small expansion of an existing activity, provided the effects on accessibility and on the safety and efficiency of the transport network are likely to be no more than minor. **{Change CP1}**

2. Council may require an ITA for applications for subdivision.

The information requirements for an ITA are set out in the table below. The level of detail and analysis provided in each section of the ITA should reflect the scale and complexity of the proposed activity and the context of the site and its surrounding environment. **{Change CP16}**

3. ITAs required by Council must:

- a. include the information set out in clauses 4 to 11 below;
- b. be prepared by a suitably qualified person;
- c. provide a level of detail commensurate with the scale of the subdivision, land use or development activity; and
- d. reflect the scale of any transportation and road safety issues in the associated transportation network. **{Change CP16}**

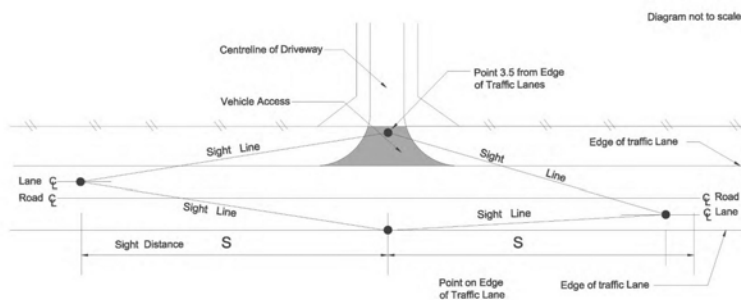
Item	Details to be included	
4.	Description of baseline conditions	Description of the site's existing characteristics, any existing land use(s), the trip generation of existing land use(s), the existing transport environment including transport networks, safety, vehicle parking, accessibility by public transport, cycle and foot.
5.	Description of the proposal	Description of the proposed land use, proposed vehicle and pedestrian access arrangements, proposed vehicle parking, proposed vehicle loading, proposed cycle parking, any other facilities proposed to improve access by any transport mode.
6.	Travel characteristics	Estimated trip generation for all modes.
7.	Planned transportation infrastructure changes	Description of any planned upgrades to the transport network near the site that may be relevant to the activity. <u>For subdivision, the internal roading design, layout, and connection points to the existing transportation network for all modes of transport in accordance with the Dunedin Code of Subdivision and Development 2010 or NZS 4404:2010.</u> {Change CP16}

8.	Accessibility of the activity	Explanation of how accessible the activity will be for each mode, including the following information: • How will the predicted demand for vehicle parking, vehicle loading, pedestrians and cycle parking be met? What facilities will there be on or near the site for users of each mode? • How safe will it be for each mode to access the site? • What facilities will be provided on-site for pedestrians to safely walk within the site? • Details of the demand predicted to be placed on public vehicle and cycle parking facilities (on- and off-street), and an assessment of the capacity of public facilities to absorb that demand.
9.	Assessment of effects on accessibility and on the safety and efficiency of the transport network	For high trip generators, an Eexplanation of how the activity will support Objective 6.2.2 and relevant associated policies, in relation to the accessibility of the land use activity by a range of travel modes. For high trip generators and subdivision, an Eexplanation of how the activity will support Objective 6.2.3 and Policy 6.2.3.8relevant associated policies, in relation to effects on the safety and efficiency of the transport network for all modes. {Change CP16}
10.	Mitigation and options to influence travel choice	Description of measures that are proposed to mitigate effects on accessibility, safety and effects on the transport network.
11.	Summary	Summary of the main aspects of the transport assessment.

Figure 6B.13 Method for determining minimum sight distance from a new vehicle access

Figure 6B.13 Method for determining minimum sight distance from a new vehicle access

Method for Determining Sight Distance from a New Vehicle Access



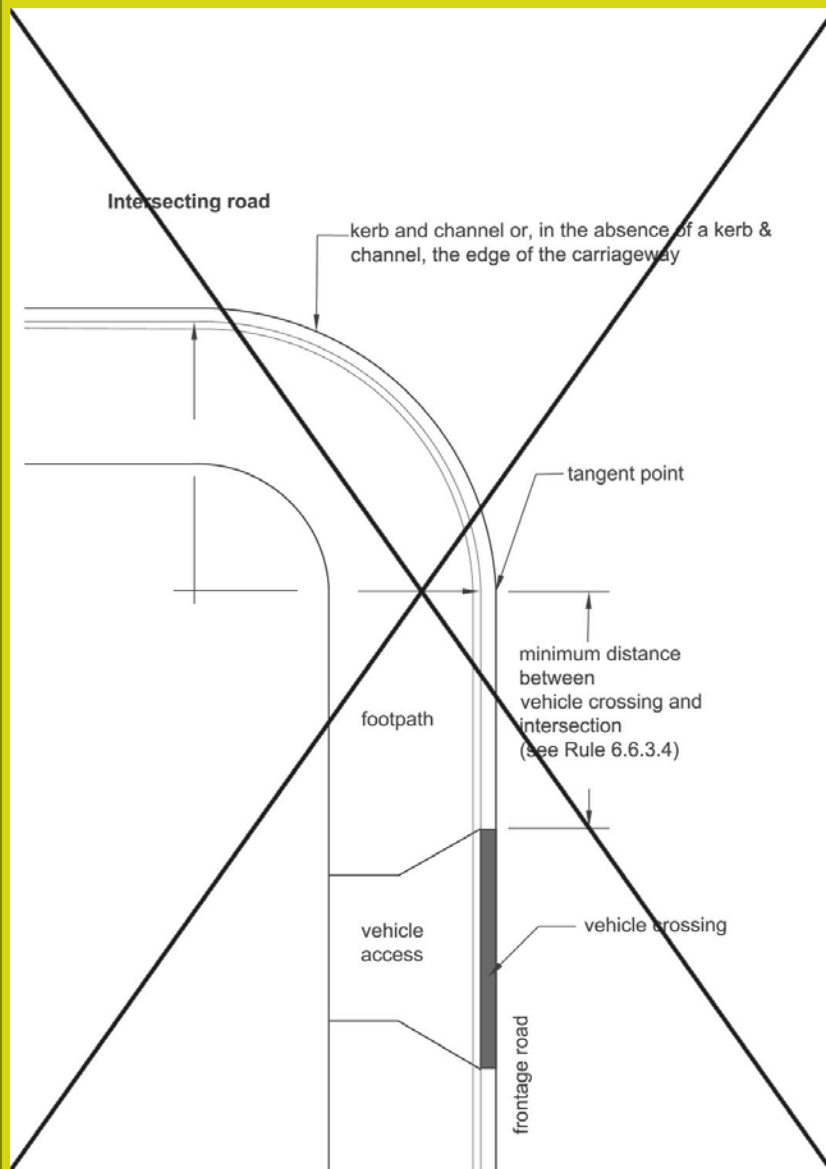
Notes:

1. Sight distances shall be measured to and from a height of 1.15m above the existing road surface and the proposed road surface level of the side road or vehicle access.
2. There are to be no obstructions to visibility inside the area bounded by the sight lines.

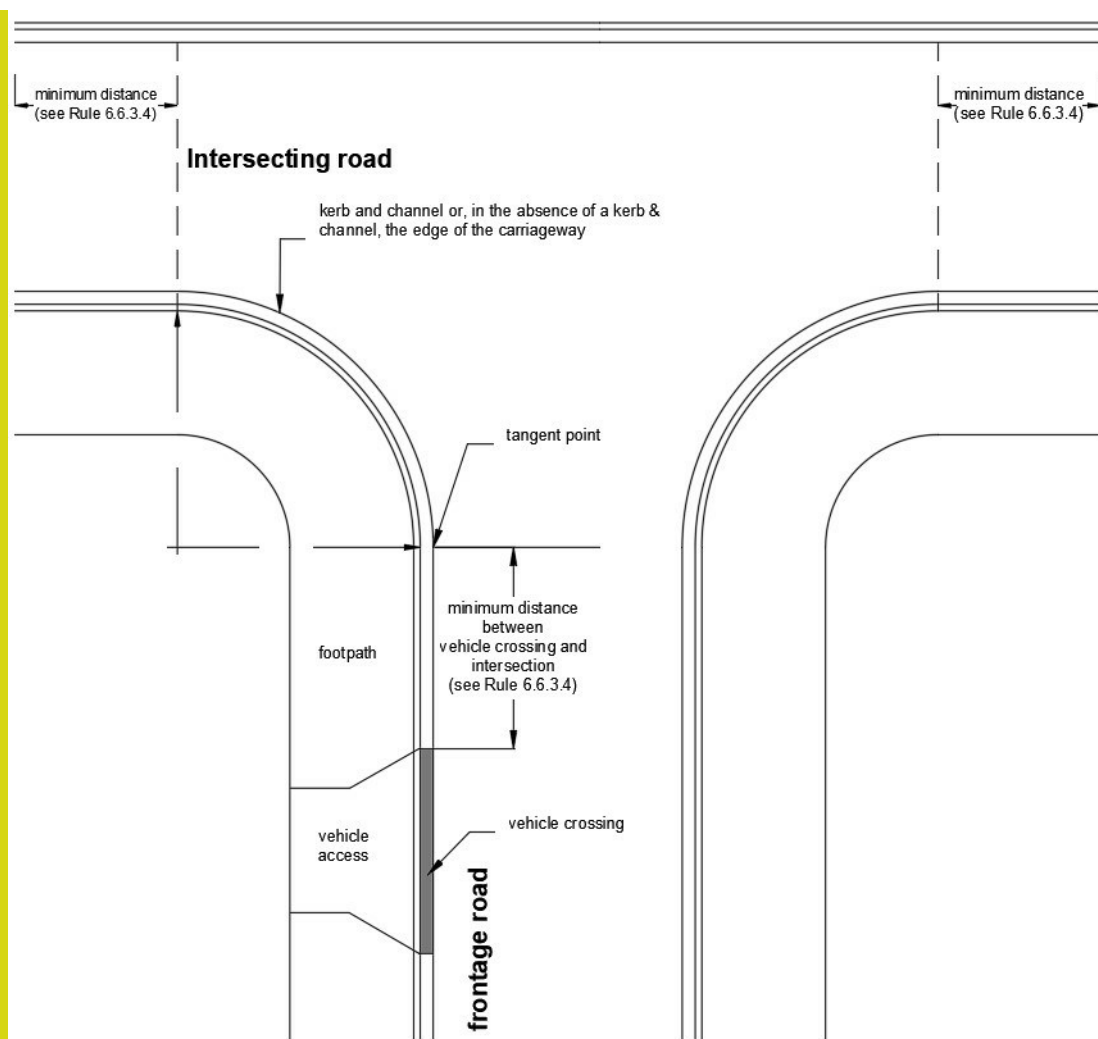
{Change Trans1}

Figure 6B.17 Method to determine minimum distance between vehicle crossing and intersection

Figure 6B.17 Method to determine minimum distance between vehicle crossing and intersection



{Delete above diagram – Change Trans1}



{Insert above diagram – Change Trans1}

Appendix 6C. High Trip Generators Thresholds - to be added {Change CP1}

Land use activity	Threshold (including any existing activity)
Office, except training and education	2,000m ² gross floor area
Training and education Rural research – large scale	250 full time equivalent students
Restaurant – drive through	100m ² gross floor area
Retail, except bulky goods retail and trade related retail	250m ² gross floor area
Bulky goods retail Trade related retail	550m ² gross floor area
Service stations	2 dispensing facilities
Visitor accommodation, except campgrounds	50 visitor accommodation units
Supported living facilities	150 beds
Standard residential	50 residential units
Community and leisure – large scale	As per activity definition
Early childhood education – large scale	As per activity definition
Healthcare Hospital	300m ² gross floor area
Industry	5,000m ² gross floor area

Land use activity	Threshold (including any existing activity)
Port	10,000m ² gross floor area
Schools	70 students
Conference, meeting and function	50 vehicle movements per hour or 250 heavy vehicle movements per day, whichever is met first. {Change CP1}
Entertainment and exhibition	
Restaurants	
Sport and recreation	
Landfills	
Mining	
Rural tourism – large scale	
Prisons and detention centres	

Rule 7.3 Activity Status

7.3.1 Activity Status Introduction

1. The activity status table in Rule 7.3.2 shows the activity status of scheduled trees activities across all zones, provided any performance standards shown in the far right column are met. The activities in the scheduled trees activities category are listed in the Nested Tables in Section 1.3.
2. Performance standards apply to permitted, controlled, and restricted discretionary activities.
3. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity is indicated in the relevant performance standard rule.
4. 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.
5. Any site development activities associated with an activity provided for in the activity status table in Rule 7.3.2 is subject to the provisions of the relevant management zone section.
6. Any earthworks associated with an activity provided for in the activity status table in Rule 7.3.2 are subject to the provisions in Section 8A.
7. Any construction and site investigation associated with an activity provided for in the activity status table in Rule 7.3.2 is subject to the provisions in Section 4. **{Change Earth1}**

Rule 8.3 Activity Status

8.3.1 Activity status introduction

1. The activity status table in Rule 8.3.2 shows the activity status of natural hazard mitigation activities across all zones. The activities in the natural hazard mitigation activities category are listed in the nested table in Section 1.3.
2. Performance standards apply to permitted, controlled and restricted discretionary activities.
3. If a permitted or controlled activity does not meet one or more performance standards, then the activity status of the activity is indicated in the relevant performance standard rule.
4. 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.
5. Any site development activities associated with an activity provided for in the activity status table in Rule 8.3.2 are subject to the provisions of the relevant management zone section.
6. Any earthworks, other than those that meet the definition of hazard mitigation earthworks, associated with an activity provided for in the activity status table in Rule 8.3.2 are subject to the provisions in Section 8A.
7. Any construction and site investigation associated with an activity provided for in the activity status table in Rule 8.3.2 is subject to the provisions in Section 4. **{Change Earth1}**

8A.1 Introduction

Earthworks are an essential prerequisite for the use and development of Dunedin's land resource.

If not managed adequately, earthworks have the potential to result in adverse effects on rivers, lakes, streams, wetlands, coastal waters and groundwater, visual amenity, landscape, the natural character of the coast, indigenous flora and fauna, high class agricultural soils, and archaeological and cultural sites. Earthworks also have the potential to result in injury to people and damage to property, exacerbate certain existing hazards, create new hazards, and, if carried out at contaminated sites, release hazardous substances into the environment. Additionally, during construction and site investigation, earthworks can cause adverse effects on local amenity and on locally, regionally and nationally important infrastructure, such as the transportation network, the reticulated water, foul sewer and stormwater networks, and the National Grid. **{Change Earth1}**

To manage the potential adverse effects of earthworks, mechanisms are included in the District Plan. These mechanisms include controls on the location, scale and design of earthworks, implementation of appropriate mitigation measures, and the avoidance of earthworks in sensitive locations. The aim of this management approach is to minimise adverse environmental effects and to prevent adverse effects on the safety of people and property.

Other regulatory and nonregulatory methods also control the effects of earthworks. Certain earthworks are carried out as part of building work; these are subject to the New Zealand Building Code and may require a building consent under the Building Act 2004. Other regulatory mechanisms through which earthworks of certain types are controlled include the Heritage New Zealand Pouhere Taonga Act 2014, the Regional Plan: Waste for Otago, the Regional Plan: Water for Otago and the Otago Regional Council Flood Protection Management Bylaw 2008.

Rule 8A.3 Activity Status

8A.3.1 Activity status introduction

1. The activity status table in Rule 8A.3.2 shows the activity status of earthworks activities across all zones, provided any performance standards shown in the far right column are met. The activities in the earthworks category are listed in the Nested Table in Section 1.3.
2. Performance standards apply to permitted, and restricted discretionary activities.
3. If a permitted activity does not meet one or more performance standards, then the activity status of the activity is indicated in the relevant performance standard rule.
4. 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.
5. Any site development activities associated with an activity provided for in the activity status table in Rule 8A.3.2 is subject to the provisions of the relevant management zone section.
6. Any construction and site investigation associated with an activity provided for in the activity status table in Rule 8A.3.2 is subject to the provisions in Section 4. **{Change Earth1}**

8A.5.1 Earthworks - Small Scale Thresholds

8A.5.1.1 General

The following earthworks are always considered earthworks - small scale:

- a. post holes for the erection of fences;

- b. post holes for permitted or approved buildings or signs;
- c. **driving of piles for building foundations; {Change Earth1}**
- d. earthworks in the Port Zone;
- e. earthworks in the rural or rural residential zones, outside flood hazard overlay zones, associated with burying material infected by unwanted organisms as declared by the Ministry for Primary Industries' Chief Technical Officer or an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;
- f. earthworks subject to an approved building consent, except in the rural or rural residential zones or where they are located more than 1.8m from the building;
- g. **earthworks for the erection of new fences or the construction of walkingrecreation tracks or vehicle tracks, where the fence or track is associated with a permitted land use or city-wide activity, provided that the earthworks: {Change CP11}**
 - i. do not result in a change in finished ground level that exceeds 1m; and
 - ii. do not exceed 2m in width if located in an ASBV or ONF, ONCC, HNCC or NCC overlay zone, or 3m in width outside these areas.
- h. earthworks ancillary to the operation, repair and maintenance of the roading network;
- i. earthworks ancillary to the operation, repair and maintenance of the rail network;
- j. earthworks ancillary to forestry; and
- k. earthworks ancillary to the operation, repair, minor upgrading and maintenance of existing network utilities.

Rule 8A.6 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

8A.6.3 Assessment of performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Batter gradient	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 8A.2.1. ii. Earthworks and associated retaining structures are designed and located to avoid or minimise, as far as practicable, adverse effects on the stability of land, buildings, and structures by using a batter gradient that will be stable over time (Policy 8A.2.1.1.b).
2.	Setback from property boundary, buildings, structures and cliffs	a. Effects on the stability of land, buildings and structures	<i>Relevant objectives and policies:</i> i. Objective 8A.2.1. ii. Earthworks and associated retaining structures are designed and located to avoid or minimise, as far as practicable, adverse effects on the stability of land, buildings, and structures by being set back an adequate distance from property boundaries, buildings and cliffs (Policy 8A.2.1.1.a).

8A.6.3 Assessment of performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
3.	Sediment control	a. Effects on surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 8A.2.1. ii. Earthworks and any associated retaining structures are designed, located and undertaken in a way that minimises, as far as practicable, adverse effects on surrounding sites and the wider area (Policy 8A.2.1.2.a).
		b. Effects on biodiversity values and natural character values of riparian margins and coast	See Rule 10.5.
		c. Effects on efficiency and affordability of infrastructure	See Rule 9.5.
4.	NZ Environmental Code of Practice for Plantation Forestry	a. Degree of compliance with New Zealand Code of Practice for Plantation Forestry	<i>Relevant objectives and policies:</i> i. Objective 8A.2.1. ii. Earthworks ancillary to forestry are carried out in accordance with industry best practice guidelines (Policy 8A.2.1.4).
5.	Setback from coast and water bodies (rules 10.3.3.1 – 10.3.3.5) {Change Res13}	a. Effects on biodiversity values and natural character values of riparian margins and the coast	See Rule 10.5.
		b. Effects on public access	
		c. Risk from natural hazards	See Rule 11.4.
6.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6.
8.	Setback from network utilities	a. Effects on health and safety	See Rule 5.7.
		b. Effects on efficient and effective operation of network utilities	

8A.6.3 Assessment of performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
9. Dust control	a. Effects on amenity of surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 8A.2.1. ii. Earthworks and any associated retaining structures are designed, located and undertaken in a way that minimises, as far as practicable, adverse effects from dust nuisance on the amenity of surrounding sites (Policy 8A.2.1.2.b).

8A.6.4 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. In a high class soils mapped area : • removal of high class soils	a. Maintenance of high class soils resource	<i>Relevant objectives and policies:</i> i. Objectives 16.2.4 and 17.2.4. ii. Earthworks in a high class soils mapped area retain soils on the site (policies 16.2.4.1 and 17.2.4.1). <i>Potential circumstances that may support a consent application include:</i> iii. The development will involve productive rural activities. iv. The site design will minimise the effect of the activity on the high class soils contained on the site. v. The soils are being removed to enhance the productivity of another site.
2. In a wāhi tūpuna mapped area : • sediment control • setback from coast and water bodies	a. Effects on cultural values of Manawhenua	See Rule 14.3.
X. In the Critical Electricity Distribution Infrastructure Corridor mapped area : • Setback from Critical Electricity Distribution Infrastructure (earthworks)	a. Effects on health and safety b. Effects on efficient and effective operation of network utilities	See Rule 5.7.

8A.6.4 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
Y. <u>Setback from a stormwater open watercourse mapped area (rules 10.3.3.W and 10.3.3.X)</u> {Change Res13}	<u>a. Effects on the efficiency and affordability of infrastructure</u>	<u>See Rule 9.5</u>

9.1 Introduction

9.1 Introduction

The importance of the health and safety of people and communities is acknowledged within the purpose of the Resource Management Act 1991 and is a worldwide concern acknowledged through institutions such as the World Health Organisation. Throughout Dunedin, land use and development activities have the potential to affect the health and safety of people, including effects resulting from excessive or unreasonable noise, light spill, the storage and use of hazardous substances, and threats to the City's water, wastewater, and stormwater systems.

Almost all land use activities generate some degree of noise, and where this noise is excessive or unreasonable, or extended over long durations, there is the risk that the health of people will be adversely affected. Some environments and activities are particularly vulnerable to excessive or unreasonable noise, and these 'noise sensitive activities' require protection to ensure that adverse effects on the health of people are suitably managed, and reverse sensitivity issues are avoided.

Similarly, while artificial light is essential for security and safety, activities that generate artificial light have the potential to impact upon other activities, particularly when in proximity to residential areas and other places where people sleep. Light spill has the potential to disrupt sleeping patterns and adversely affect the health of people, and also the safety of people if light spills to the roading network. Therefore, activities that generate light need to be managed to ensure that these activities do not compromise the health and safety of people.

Hazardous substances are necessary for the operation of many commercial and other activities and need to be provided for. However, if not appropriately managed, their storage and use are potential threats to the health and safety of Dunedin's people and natural environment. Hazardous substances encompass those identified in the Hazardous Substances and New Organisms Act 1996 (HSNO) and may include substances such as industrial, agricultural, horticultural and household chemicals, medical wastes, petroleum products including LPG and lubricating oils, and radioactive substances. HSNO and associated regulations set controls on hazardous substances that ensure that they are appropriately stored and used. Additional controls are included in this Plan where there are gaps in the Hazardous Substances and New Organisms 1996 Act (HSNO) and the Health and Safety at Work (Hazardous Substances) 2017 regulations (HSW-HS). These include controls to limit the quantities of hazardous substances that may be stored without resource consent in locations where the residual risk to the health and safety of people may be higher. Three different levels of control are proposed based on an assessment of the sensitivity of activities commonly present in each zone. From most strict to least strict the controls are grouped as follows:

1. Group A (strictest) applies to residential activities, residential and school zones, some major facility zones (Ashburn Clinic and Mercy and Wakari hospitals) and the SSYP Zone, which has a large number of residential and other sensitive activities (Appendix A6.1).
2. Group B (medium strictness) includes the other zones not in Group A including Industrial or Industrial Port zones that are within a hazard overlay zone and also within 100m of another zone other than the Port Zone (Appendix A6.2).
3. Group C (least strict) applies to those parts of Industrial or Industrial Port zones within a hazard overlay but not within 100m of another zone other than the Port Zone (Appendix A6.3).

No hazardous substance controls are applied in Industrial or Industrial Port zones outside hazard overlay zones or in the Port Zone, apart from residential activities or if located close to the National Grid. Hazardous substances provisions also reference the Globally Harmonised System (GHS) for hazardous substances, which was adopted on 30 April 2021 under the Hazardous Substances and New Organisms Act 1996 (HSNO) and replaces the HSNO Classifications.

The efficiency and affordability of water supply, wastewater and stormwater networks are also essential in enabling people to provide for their health and well-being and are among the most essential infrastructure networks in the city. While these networks are also captured by provisions in the Network Utilities section of the District Plan, these systems are also managed through provisions in this section to ensure that existing activities, and new development, do not adversely affect this infrastructure. By taking this approach to management, these essential networks are protected, thus maintaining the ability of people throughout the city to provide for their well-being.

Inappropriately sited forestry and shelterbelts and small woodlots activities pose potential risks to the safety of people when planted in close proximity to boundaries; creating the potential for trees to fall onto other activities or increase fire risk to other activities.

Fences that cannot be seen through or that are too high restrict passive surveillance between the street/public places and private property and create environments that are potentially unsafe and encourage increased criminal and anti-social behaviour.

Earthworks activities often remove considerable amounts of soil, which if not undertaken appropriately can create silt and sediment runoff which may enter sources of groundwater and other water bodies and cause risks to water supplies.

In response to these issues, the Plan controls the way that activities must operate. These controls include: restricting the amount of noise and light spill that activities can generate; requiring appropriate acoustic insulation in identified areas; setting appropriate limits on the amount of hazardous substances allowed; setting requirements in relation to public water, stormwater, and wastewater infrastructure; requiring water supply for firefighting in un-reticulated areas; requiring forestry and shelterbelts and small woodlots to be set back from boundaries; setting controls on fencing to ensure that passive surveillance is provided for; and requiring earthworks to take into account the potential effects on groundwater. **{Change PHS1}**

By implementing these controls, the potential adverse effects of land use and development can be managed in a way that ensures people's health and safety and ensures that the efficiency and affordability of water supply, wastewater and stormwater infrastructure is maintained or enhanced.

9.2 Objectives and Policies

Objective 9.2.1	
Land use, development and subdivision activities maintain or enhance the efficiency and affordability of public water supply, wastewater and stormwater infrastructure.	
Policy 9.2.1.1	Only allow land use or subdivision activities that may result in land use or development activities outside the wastewater serviced area, where: - it will not lead to future pressure for unplanned expansion of wastewater public infrastructure; or - an unplanned extension (and any necessary upgrade) to the public wastewater network to provide for the activities can be implemented prior to development with agreement from the DCC.

Objective 9.2.1

Land use, development and subdivision activities maintain or enhance the efficiency and affordability of public water supply, wastewater and stormwater infrastructure.

Policy 9.2.1.2	Only allow land use or subdivision activities that may result in land use or development activities in a wastewater serviced area where: a. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or b. for controlled and restricted discretionary land use activities, communal on-site wastewater detention infrastructure can be integrated into the public wastewater network prior to development in a way that meets DCC's requirements; or c. an unplanned upgrade to the public wastewater network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC.
Policy 9.2.1.3	Require subdivision activities to ensure future land use and development activities: a. have access to electricity and telecommunications networks; b. in areas where there is water or wastewater public infrastructure, have access to this infrastructure in a way that will maintain its efficiency and affordability; and c. in the commercial and mixed use zones and Recreation Zone, have access to piped stormwater public infrastructure, where available; unless, for either (a), (b) or (c), allowing development without access will have long term positive effects on the public infrastructure or relevant network utility, or any adverse effects will be insignificant.
Policy 9.2.1.4	Only allow land use or subdivision activities that may result in land use or development activities in an area with public water supply where: a. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or b. an unplanned upgrade to the public water supply network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC.
Policy 9.2.1.5	Only allow land use or subdivision activities that may result in land use or development activities in an area without public water supply where: a. it will not lead to future pressure for unplanned expansion of public water supply infrastructure; or b. an unplanned extension (and any necessary upgrade) to the public water supply network to provide for the activities can be implemented prior to development with agreement from the DCC.
Policy 9.2.1.6	Only allow development activities adjacent to stormwater open watercourses where it will not compromise the current or planned capacity of the stormwater infrastructure.

Objective 9.2.1

Land use, development and subdivision activities maintain or enhance the efficiency and affordability of public water supply, wastewater and stormwater infrastructure.

Policy 9.2.1.7	Only allow multi-unit development; supported living facilities; subdivision; <u>visitor accommodation</u> ; or development that contravenes the impermeable surfaces performance standard, where: {Change Rec1} a. for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through DCC stormwater public infrastructure at any point: i. there is adequate capacity in the stormwater public infrastructure; or ii. any adverse effects from an increase in discharge on the stormwater public infrastructure are no more than minor; and b. for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through a private, natural/informal stormwater system, or Otago Regional Council public infrastructure at any point, that stormwater system or public infrastructure has the capacity to absorb the additional stormwater with no more than minor adverse effects on it or on other sites (public or private), including but not limited to, adverse effects from an increase in overland flow or ponding.
Policy 9.2.1.8	Require earthworks and scheduled mining activities to be designed to ensure adverse effects from sediment run-off from the site on any drains, channels, soakage and treatment systems or stormwater reticulation will be avoided or minimised, as far as practicable.
Policy 9.2.1.9	Require subdivision, multi-unit development or supported living facilities in specified new development mapped areas to provide or connect to a communal wastewater detention system that ensures that all wastewater from the future development of the entire new development mapped area does not exceed the capacity of the wastewater public infrastructure network.
Policy 9.2.1.10	Only allow subdivision activities, multi-unit development, supported living facilities or development that contravenes Rule 9.3.2.7 in a new development mapped area where: a. an integrated stormwater management plan that is designed for the whole NDMA has been prepared, and stormwater management system(s) for all parts of the NDMA that are hydrologically connected to the area proposed for subdivision will ensure there is no increase in the peak stormwater discharge rate from the NDMA into the stormwater public infrastructure, or into a private stormwater system (at any point) between pre-development and post-development; or b. where this is not practicable, any adverse effects from an increase in discharge on the stormwater system are no more than minor.
Policy 9.2.1.11	Require development in a new development mapped area that creates impermeable surfaces to be connected to the stormwater management system that meets Policy 9.2.1.10.
Policy 9.2.1.12	Only allow subdivision in a new development mapped area where any new public or private 3-waters infrastructure is designed to connect to, and provide capacity for, future urban development on adjoining or nearby sites that are zoned for urban development, where necessary.

Objective 9.2.2

Land use, development and subdivision activities maintain or enhance people's health and safety.

Policy 9.2.2.1	Require activities to be designed and operated to avoid adverse effects from noise on the health of people or, where avoidance is not practicable, ensure any adverse effects would be insignificant.
Policy 9.2.2.2	Require that noise sensitive activities, where undertaken in buildings, have adequate acoustic insulation to avoid, as far as practicable, significant adverse effects from the higher noise environment anticipated in the following areas: a. Central Business District (CBD) Zone; b. Warehouse Precinct (WP) Zone; c. Princes, Parry and Harrow Street (PPH) Zone; d. Harbourside Edge (HE) Zone; e. port noise control mapped area; f. airport noise inner control mapped area; g. airport noise outer control mapped area; h. within 20m of an industrial zone; i. within 40m of a state highway; j. within 40m of the Taieri Aerodrome Zone; k. within 70m of a railway line; l. in-patient areas in the Dunedin Hospital Zone; m. the Stadium Zone; n. Fonterra noise control mapped area; and o. within 20m of the former brickworks structure plan mapped area.
Policy 9.2.2.3	Avoid residential and visitor accommodation activity within the airport noise inner control mapped area .
Policy 9.2.2.4	Require activities to be designed and operated to avoid adverse effects from light spill on the health of people or, where avoidance is not practicable, ensure any adverse effects would be insignificant.
Policy 9.2.2.5	Require forestry and shelterbelts and small woodlots to be set back from boundaries an adequate distance to avoid risks to safety from fire or tree fall or, if avoidance is not practicable, ensure any adverse effects would be insignificant.
Policy 9.2.2.6	Only allow mining or mineral exploration where any adverse effects from air blast and vibration on people's health and safety or on surrounding properties are avoided or, if avoidance is not practicable, no more than minor.
Policy 9.2.2.7	Require fences in residential, recreation and some major facility zones to be designed to allow a visual connection between buildings and public places, to enable opportunities for informal surveillance.
Policy 9.2.2.8	~~Require all~~ Only allow new residential buildings, or subdivision activities that may result in new residential buildings, ~~to where the residential buildings will~~ have access to suitable water supply for firefighting purposes. {Change PHS1}
Policy 9.2.2.9	Require earthworks in a groundwater protection mapped area to not disturb or contaminate groundwater.

Objective 9.2.2

Land use, development and subdivision activities maintain or enhance people's health and safety.

Policy 9.2.2.10	Require hazardous substances to be stored and used in a way that ensures residual risks of adverse effects on the health and safety of people are managed to acceptable levels.
Policy 9.2.2.11	Require public amenities and signs located on or above footpaths to avoid adverse effects on the safety of people or, if avoidance is not practicable, ensure any adverse effects will be no more than minor.
Policy 9.2.2.12	Require buildings and structures within the Taieri Aerodrome flight fan mapped area to be of a height that enables the safe operation of the aerodrome.
Policy 9.2.2.13	Avoid sensitive activities within a hazard facility mapped area unless the residual risk to people from a low probability but high consequence emergency event at the hazard facility is of an acceptable level.
Policy 9.2.2.14	Activities on land that has a history of land use that may have resulted in contamination are managed in accordance with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, including by: a. at the time of subdivision, land use or when land development activities involving soil disturbance take place, identifying and assessing risk to human health from contaminants in soil, where practicable; and b. if necessary based on the intended use of the land, remediating or managing the contaminants to make it safe for human use.

9.3.1 Acoustic Insulation

1. In the locations specified below in clause 4, all rooms to be used for noise sensitive activities (other than those listed in clause 3 below) must have acoustic insulation that achieves a minimum design standard of $DnT, w + Ctr > 30 \text{ dB}$, except:
 - a. in the locations specified below in clauses 4.a, 4.b and 4.d, all bedrooms must have acoustic insulation that achieves a minimum design standard of $DnT, w + Ctr > 35 \text{ dB}$. **{Change PHS2}**
2. In the **port noise control mapped area**, all rooms to be used for noise sensitive activities (other than those listed in clause 3 below) must have a minimum indoor design standard of 40 dBA Ldn.
3. The following rooms are not required to have acoustic insulation: bathrooms, laundries, toilets, pantries, walk-in wardrobes, corridors, hallways, lobbies, clothes-drying rooms, or other spaces of a specialised nature occupied neither frequently nor for extended periods.
4. Rule 9.3.1.1 applies in the following locations:
 - a. Central Business District (CBD) Zone;
 - b. Warehouse Precinct (WP) zone;
 - c. Princes, Parry and Harrow Street (PPH) Zone;
 - d. Harbourside Edge (HE) Zone;
 - e. CEC - North Zone;
 - f. **airport noise inner control mapped area;**
 - g. **airport noise outer control mapped area;**
 - h. within 20m of an industrial zone;
 - i. within 40m of a state highway;

- j. within 40m of the Taieri Aerodrome Zone;
 - k. within 70m of a railway line;
 - l. in-patient areas in the Dunedin Hospital Zone;
 - m. the Stadium Zone;
 - n. **Fonterra noise control mapped area**; and
 - o. within 20m of the **former brickworks structure plan mapped area**.
5. Rooms to which this acoustic insulation standard applies must be supplied with a positive supplementary source of ventilation that achieves a minimum of 7.5 Litres per second per person and does not compromise the acoustic insulation performance of the façade, to enable adequate ventilation when windows are closed. **{Change PHS2}**
6. The schedule in Appendix 9A describes the minimum requirements necessary to achieve an external noise insulation level of $DnT, w + Ctr > 30 \text{ dB}$ or $DnT, w + Ctr > 35 \text{ dB}$. **{Change PHS2}**
7. Any activity that contravenes this performance standard is a discretionary activity.

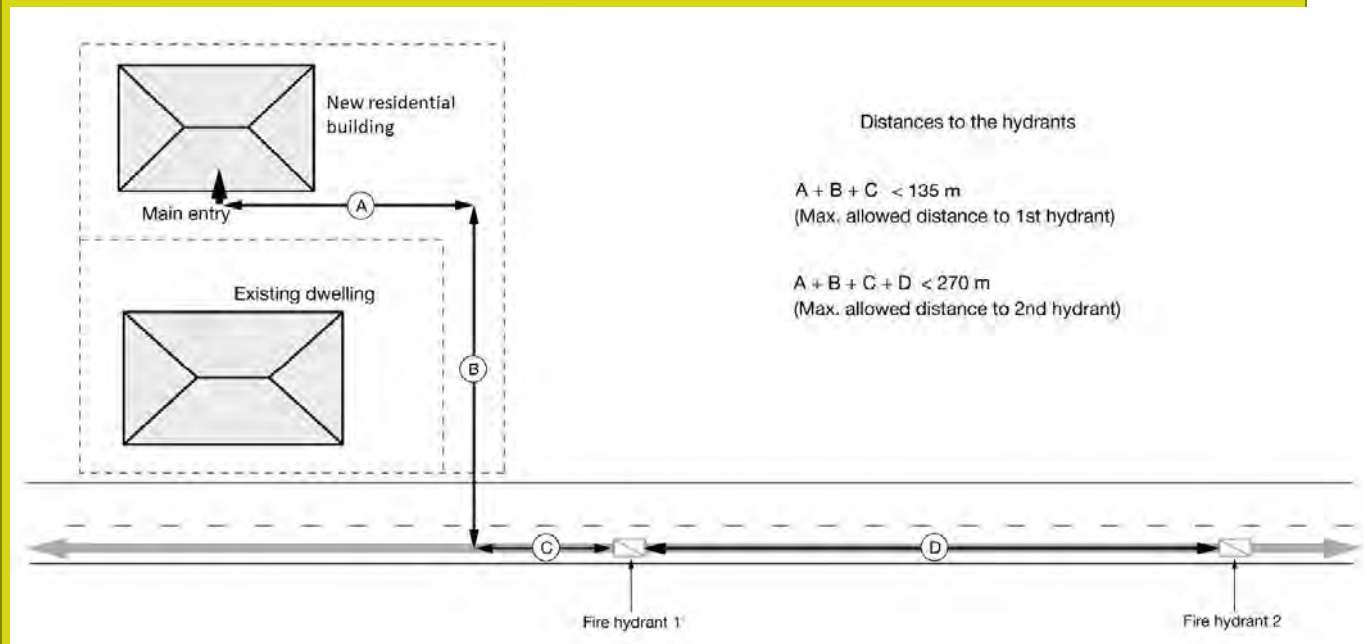
9.3.3 Firefighting

1. Subdivision activities must ensure resultant sites have access to sufficient water supplies for firefighting consistent with the SNZ/PAS:4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice, except sites created and used solely for the following purposes are exempt from firefighting requirements:
 - a. reserve;
 - b. scheduled ASBV or QEII covenant;
 - c. access;
 - d. network utilities; or
 - e. road. **{Change PHS1}**
2. New residential buildings must either meet one of the following firefighting water supply and access requirements:
 - a. have a connection to the public water supply and be located within 135m of a fire hydrant and 270m of a second fire hydrant that each provide water flow of at least 12.5 Litres/second, with distance to the fire hydrants measured from the main entry of the residential building along the main access route to the fire hydrants, as shown in Figure 9.3.3A; or
 - b. provide an area of minimum dimensions of 4.5m x 11m with suitable fire engine access, water storage of 45,000 Litres (45m³) or equivalent firefighting capacity, and have the water supply located within 90m of the fire risk or otherwise provide for water supply and access to water supplies for firefighting purposes consistent with the SNZ/PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. have a sprinkler system installed with water storage of at least 7,000 Litres available to the system and maintained for firefighting water supply at all times;
 - c. have legal and physical access to a communal firefighting system and hardstand area that has been installed as part of an approved subdivision consent for the site; or
 - d. otherwise provide for water supply and access to water supplies for firefighting purposes consistent with the SNZ/PAS 4509:2008 New Zealand Fire Service Firefighting Water

Supplies Code of Practice. {Change PHS1}

- e. Activities that contravene this performance standard are restricted discretionary activities.

Figure 9.3.3A: Distances to fire hydrants {Change PHS1}



Note 9.3.3A – General advice and other requirements outside of the District Plan {Change PHS1}

- The water flow rates at individual fire hydrants across the district can be found on DCC's Fire Service map at <https://apps.dunedin.govt.nz/webmaps/FireService/> {Change PHS1}

9.3.4 Hazardous Substances Quantity Limits and Storage Requirements

- The storage and use of hazardous substances with explosive or flammable properties must not be located in the National Grid Yard except as provided for in Rule 9.3.4.2. The storage and use of all other hazardous substances must comply with the quantity limits and storage requirements specified in Appendix A6, as follows:

Zones and activities

Appendix



a.	i. Residential activities in all zones ii. All activities in the: 1. residential zones; 2. Smith Street and York Place Zone (SSYP); 3. Ashburn Clinic Zone; 4. Mercy Hospital Zone; 5. Wakari Hospital Zone; and 6. Schools Zone.	A6.1
b.	i. All activities except residential activities in the: 1. commercial and mixed use zones except SSYP; 2. major facility zones except Ashburn Clinic, Mercy Hospital, Port, Wakari Hospital and Schools; 3. rural zones; 4. rural residential zones; and 5. Recreation Zone. ii. All activities in any part of Industrial or Industrial Port zones except residential activities, where the storage or use of hazardous substances is located within 100m of the boundary of any other zone, except another industrial zone or the Port Zone; and: 1. the activity is located within a hazard 2 (flood) or hazard 2 (land instability) overlay zone; or 2. the activity is located within a hazard 3 (flood, coastal or alluvial fan) overlay zone and involves the storage or use of class 8 corrosives (GHS category 1, 1A, 1B and 1C) or class 9 ecotoxics (GHS hazardous to the terrestrial environment and hazardous to the aquatic environment category 1, 2, 3 and 4) hazardous substances.	A6.2
c.	i. All activities in any part of Industrial or Industrial Port zones, except residential activities, where the storage or use of hazardous substances is not located within 100m of the boundary of any other zone, other than another industrial zone or the Port Zone; and: 1. the activity is located within a hazard 2 (flood) or hazard 2 (land instability) overlay zone; or 2. the activity is located within a hazard 3 (flood, coastal or alluvial fan) overlay zone and involves the storage or use of class 8 corrosives (GHS category 1, 1A, 1B and 1C) or class 9 ecotoxics (GHS hazardous to the terrestrial environment and hazardous to the aquatic environment category 1, 2, 3 and 4) hazardous substances.	A6.3

- d. For the sake of clarity, there are no hazardous substances quantity limits and storage requirements except where Rule 9.3.4.1.a.i (residential activities) or Rule 9.3.4.2 (within National Grid Yard) applies:
- i. in the Port Zone; or
 - ii. in Industrial or Industrial Port zones, where located outside a hazard 2 and 3 (flood), or hazard 2 (land instability), hazard 3 (alluvial fan) or a hazard 3 (coastal) overlay zone; or



- iii. in Industrial or Industrial Port zones, where located within a hazard 3 (flood, coastal or alluvial fan) overlay zone and it does not involve the storage or use of class 8 corrosives (GHS category 1, 1A, 1B and 1C) or class 9 ecotoxics (GHS hazardous to the terrestrial environment and hazardous to the aquatic environment category 1, 2, 3 and 4) hazardous substances.
- 2. The following storage and use of hazardous substances are exempt from Rule 9.3.4.1:
 - a. storage of substances in or on vehicles being used in transit on public roads;
 - b. the conveyance, storage and use of substances for network utilities;
 - c. 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;
 - d. storage at fire stations and on emergency response appliances of specialist hazardous substances for firefighting including compressed air, oxidising gas (medical oxygen), and foam (excluding within the Hazard 1 and 2 (flood) Overlay Zone and **groundwater protection mapped area**);
 - e. the storage of hazardous substances at retail outlets such as supermarkets, trade suppliers, and pharmacies selling to customers of a residential activity (for home heating, cooking, cleaning and gardening);
 - f. the storage and use of hazardous substances as part of a residential activity (for home heating, cooking, cleaning and gardening), including LPG up to a maximum full weight of 300kg where:
 - i. the hazardous substance(s) is part of a consumer product intended for residential use; and
 - ii. the product is stored in the container or packaging in which it was sold and used in accordance with the manufacturer's instructions;
 - g. the temporary storage, handling and distribution of national or international cargo containers; and
 - h. hazardous substances of HSNO and GHS sub-classes 1.4 or 1.6 unless other hazard classifications apply.
- 3. The storage and use of hazardous substances where located outside the National Grid Yard are exempt from Rule 9.3.4.1:
 - a. gas and oil pipelines and associated equipment;
 - b. waste treatment and disposal facilities not within Hazard 1 and 2 (flood) overlay zones, and waste in process in the DCC's trade waste sewers, municipal liquid waste treatment and disposal facilities not within Hazard 1 and 2 (flood) overlay zones, which may contain hazardous substance residues;
 - c. the application of agrichemicals and fertilisers at a rate and in a manner consistent with their intended purpose;
 - d. activities involving substances of HSNO sub-classes 1.5 (GHS 1.5), 6.1D (GHS category 4), 6.1E (GHS category 1 and 3), 6.3 (GHS 6.3A category 2), 6.4 (GHS 6.4A category 2), 9.1D (GHS category 4) and 9.2D (GHS hazardous to soil organisms) unless other hazard classification applies;
 - e. the storage and use of LPG where that storage and use does not trigger a requirement to obtain a compliance certificate under the Health and Safety at Work Act (Hazardous Substances) Regulations 2017 or the Environmental Protection Authority Hazardous Substances (Hazardous Property Controls) Notice 2017;
 - f. the storage of HSNO sub-classes 3.1.A-D (GHS category 1 – 4) liquid petroleum fuels in below



ground tanks at service stations in accordance with the following codes of practice:

- i. Below Ground Stationary Container Systems for Petroleum - Design and Installation HSNOCOP 44, Environmental Protection Agency, May 2012; and
 - ii. Below Ground Stationary Container Systems for Petroleum – Operation HSNOCOP 45, Environmental Protection Agency, May 2012;
- g. the storage of HSNO sub-class 2.1.1A (GHS category 1A and 1B) LPG at sites associated with the retail sale of fuel up to an aggregate of 1250kg of LPG stored in bottle swap facilities in accordance with AS/NZ 1596:2014 The Storage and Handling of LP Gas;
- h. in the Industrial or Industrial Port zones, the transit and two-hour maximum storage of tracked hazardous substances and 72-hour maximum storage of non-tracked hazardous substances;
- i. in the rural and rural residential zones:
 - i. the storage and use of agrichemicals in accordance with NZS8409:2004;
 - ii. 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; and
 - iii. 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;
- j. the above-ground storage of a maximum of 100,000 Litres of diesel at service stations provided that:
 - i. any above ground tanks are double skinned and designed in accordance with the Health and Safety at Work Act (Hazardous Substances) Regulations 2017; and
 - ii. the site complies with the MfE Environmental Guidelines for Water Discharges from Petroleum Industry Sites in New Zealand 1998;
- k. the storage and use of Diesel Exhaust Fluid (DEF), subclass 6.3B and subclass 6.4A (GHS eye irritation Category 2), at service stations and bulk fuel storage facilities; and
- l. the above-ground storage and use of a maximum of 5000 Litres of diesel in certified double skin tanks.
- m. in the Campus Zone:
 - i. the storage and use of hazardous substances undertaken in laboratories and medical facilities as part of Campus, Hospital or Registered Health Practitioners Health care activities, which comply with the requirements under the Health and Safety at Work (Hazardous Substances) Regulations 2017 and the Code of Practice for CRI and University Exempt Laboratories and any other associated codes of practice and guidance;
 - ii. the storage of a maximum of 10,000 Litres of Subclass 3.1A, 3.1B, 3.1C, or 3.1D (flammable liquids) in any Type D (4 hour fire rated) storage facility (this limit applies per storage facility), as required by AS1940 under the Health and Safety at Work Act (Hazardous Substances) Regulations 2017;
 - iii. where 50m or more from the Campus Zone boundary, the ancillary storage in a hazardous sub-facility of any other hazardous substances (not Subclass 3.1A, 3.1B,

3.1C or 3.1D (flammable liquids) which comply with clause ii above), which:

1. are located outside a laboratory or medical facility used as part of Campus, Hospital or Registered Health Practitioners Healthcare activities; and
2. comply with the requirements under the Health and Safety at Work (Hazardous Substances) Regulations 2017 and the Code of Practice for CRI and University Exempt Laboratories and any other associated codes of practice and guidance; and

iv. where within 50m of the Campus Zone boundary, the ancillary storage in a hazardous sub-facility of any other hazardous substances (not Subclass 3.1A, 3.1B, 3.1C or 3.1D (flammable liquids) which comply with clause ii above), which:

1. are located outside a laboratory or medical facility used as part of Campus, Hospital or Registered Health Practitioners Healthcare activities; **{Change D16}**
2. have a total combined maximum, of volume for liquids in litres and weight for gases and solids in kilograms, of 10,000;
3. have a maximum container size of each hazardous substance, within the hazardous sub-facility, of 250 Litres for liquids and 250kg for gases and solids; and
4. is within a Type C (2 hour fire rated) hazardous sub-facility, as required by AS1940 under the Health and Safety at Work Act (Hazardous Substances) Regulations 2017.

4. The storage and use of hazardous substances that contravenes this performance standard is a restricted discretionary activity, except:
 - a. the storage and use of hazardous substances with explosive or flammable properties within the National Grid Yard that does not meet the requirements for exemption under Rule 9.3.4.2 is a non-complying activity.

9.3.6 Noise

1. Land use activities, public amenity activities, network utility activities, temporary activities and the operation, repair and maintenance of the rail network must not exceed the following noise emission limits:

Zoning of receiving property		Noise level measured at the boundary of the receiving property, or in a rural, rural residential or Ashburn Clinic zone at the notional boundary of noise sensitive activities		
		i. 7.00am to 7.00pm	ii. 7.00pm to 10.00pm	iii. 10.00pm to 7.00am
a.	Residential, Recreation, Smith Street and York Place, schools, Dunedin Botanic Garden, Wakari Hospital, Mercy Hospital and Moana Pool zones	50 dB LAeq (15 min)	45 dB LAeq (15 min)	1. 40 dB LAeq (15 min); and 2. 70 dB LAFmax



Zoning of receiving property		Noise level measured at the boundary of the receiving property, or in a rural, rural residential or Ashburn Clinic zone at the notional boundary of noise sensitive activities		
		i. 7.00am to 7.00pm	ii. 7.00pm to 10.00pm	iii. 10.00pm to 7.00am
b.	Rural, rural residential, centres and Ashburn Clinic zones (at notional boundary of noise sensitive activities); except in those parts of rural zones that are within 350m of the Industrial Zone	55 dB LAeq (15 min)	50 dB LAeq (15 min)	1. 40 dB LAeq (15 min); and 2. 70 dB LAFmax
c.	Those parts of a rural zone that are within 350m of the Industrial Zone, except where Rule 9.3.6.2 applies	55 dB LAeq (15 min)	50 dB LAeq (15 min)	1. 45 dB LAeq (15 min); and 2. 75 dB LAFmax
d.	Rural, rural residential and Ashburn Clinic zones (at property boundaries, where there are no noise sensitive activities within 20m of boundary)	60 dB LAeq (15 min)	60 dB LAeq (15 min)	1. 60 dB LAeq (15 min); and 2. 85 dB LAFmax
e.	Commercial and mixed use (except centres, and Smith Street and York Place), Dunedin Hospital, Otago Museum, Campus, and Invermay and Hercus zones	60 dB LAeq (15 min)	60 dB LAeq (15 min)	1. 60 dB LAeq (15 min); and 2. 85 dB LAFmax
f.	Industrial, Industrial Port, Dunedin International Airport, Taieri Aerodrome, Edgar Centre, Port and Stadium zones	65 dB LAeq (15 min)	60 dB LAeq (15 min)	1. 60 dB LAeq (15 min); and 2. 85 dB LAFmax

2. Noise generated at 222 Dukes Road North, North Taieri must not exceed the following noise emission limits measured at the furthest boundary of the **Fonterra noise control mapped area**:
 - a. 7.00am to 10.00pm 55 dB LAeq (15 min); and
 - b. After 10.00pm to before 7.00am 45 dB LAeq (15 min); and 75 dB LAFmax.
3. Except, the following activities are exempt from rules 9.3.6.1 and 9.3.6.2:
 - a. noise generated by port activities in the Port Zone (see Rule 30.5.4);
 - b. noise generated by aircraft within the Dunedin International Airport Zone;
 - c. noise generated by events in the Stadium Zone (see Rule 32.5.6);
 - d. noise generated by aircraft within the Taieri Aerodrome Zone between the hours of 7.00am - 10.00pm;
 - e. noise generated as part of normal residential activities, other than from building utilities;
 - f. noise associated with early childhood education and schools between the hours of 8.00am - 6.00pm;
 - g. sport and recreation not involving the use of motor vehicles, amplified sound, or firearms;
 - h. vehicles operating on public roads;
 - i. emergency services, including any warning device used by emergency services for emergency

purposes;

- j. noise generated by wind generators with a swept rotor area greater than 200m², provided that when measured or assessed in accordance with NZS 6808:2010 Acoustics - Wind Farm Noise they do not exceed the LA90 (10min) background sound level by more than 5 dB or a level of 40 dB LA90 (10 min), whichever is greater;
 - k. **construction and site investigation, temporary events in CBD, helicopter movements, and military exercises (see Rule 4.5.4); {Change Earth1}**
 - l. noise generated as part of a normal farming activity within the rural zones and rural residential zones;
 - m. noise generated as part of normal forestry activity within the rural zones;
 - n. noise generated by pyrotechnics and firing of a ceremonial cannon (see Rule 4.5.4.2.c);
 - o. noise generated by blasting in rural zones, as part of mineral exploration (see Rule 16.5.15);
 - p. noise generated by standby or temporary energy generators required by lifeline utilities to ensure the continued supply of electricity;
 - q. operation of the rail network (including trains on rail lines at railway yards, railway sidings or stations, and level crossing warning devices); and
 - r. repair and maintenance of the rail network that complies with the limits for construction noise in Rule 4.5.4.1.a.
4. For the purpose of this standard, noise levels will be measured at the boundary of the receiving property, or the notional boundary of a noise sensitive activity in a rural, rural residential or Ashburn Clinic zone. If it is not possible to measure noise levels at the boundary, noise levels will be measured at the closest practical point within the boundary. Unless stated otherwise noise must be measured in accordance with NZS 6801:2008 - Acoustics - Measurement of environmental sound, and assessed in accordance with NZS 6802:2008 Acoustics - Environmental noise.
5. Activities that contravene this performance standard by less than 5 dB LAeq (15 min) are discretionary activities.
6. Activities that contravene this performance standard by 5 dB LAeq (15 min) or more are non-complying activities.

Rule 9.5 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

9.5.3 Assessment of performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Public amenities located on or above the footpath (Rule 6.7.2)	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 9.2.2 ii. Public amenities and signs located on or above footpaths avoid adverse effects on the safety of people or, if avoidance is not practicable, ensure any adverse effects will be no more than minor (Policy 9.2.2.11).

9.5.3 Assessment of performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Density - standard residential in ICR Zone (Rule 15.5.2.5.d)	a. Effects on efficiency and affordability of infrastructure (wastewater and water supply)	<i>Relevant objectives and policies:</i> i. Objective 9.2.1 ii. Only allow land use activity in a wastewater serviced area where: 1. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or 2. an unplanned upgrade to the public wastewater network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.2). iii. Only allow land use activities in an area with public water supply where: 1. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or 2. an unplanned upgrade to the public water supply network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.4). <i>General assessment guidance:</i> iv. In determining whether policies 9.2.1.2 and 9.2.1.4 are achieved, Council will consider the cumulative effects of the proposed development together with existing development and permitted development that is likely to arise in the future.
3.	Sediment control (Rule 8A.5.7)	a. Effects on efficiency and affordability of infrastructure	<i>Relevant objectives and policies:</i> i. Objective 9.2.1 ii. Adverse effects from sediment run-off from the site on any drains, channels, soakage and treatment systems or stormwater reticulation are avoided or minimised as far as practicable (Policy 9.2.1.8).

9.5.3 Assessment of performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Fence height and design	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 9.2.2. ii. Fences in residential, recreation and some major facility zones are designed to allow a visual connection between buildings and public places, to enable opportunities for informal surveillance (Policy 9.2.2.7). <i>Potential circumstances that may support a consent application include:</i> iii. The increased height or reduced visual permeability is necessary to provide security for a business, to protect public well-being or to provide a reasonable level of privacy for bedrooms or bathrooms, where not otherwise achievable under Rule 15.6.2.2. iv. Due to topography, the fence still enables a visual connection between buildings and public places.
5.	Firefighting	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 9.2.2 ii. New residential buildings, or subdivision activities that may result in new residential buildings, have access to suitable water supply for firefighting purposes (Policy 9.2.2.8). <i>Potential circumstances that may support a consent application include:</i> iii. <u>The application is accompanied by written advice from Fire and Emergency New Zealand that the alternative water supply for firefighting is suitable to manage effects on health and safety.</u> <i>General assessment guidance:</i> iv. <u>In assessing the effects on health and safety of the firefighting water supply arrangements, Council will consider written advice from Fire and Emergency New Zealand. {Change PHS1}</u>

9.5.3 Assessment of performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Forestry and shelterbelts and small woodlots setbacks (rules 16.6.10.2 and 17.6.9.2)	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 9.2.2 ii. Forestry and shelterbelts and small woodlots are set back from boundaries an adequate distance to avoid risks to safety from fire or tree fall or, if avoidance is not practicable, ensure any adverse effects would be insignificant (Policy 9.2.2.5). <i>Potential circumstances that may support a consent application include:</i> iii. Mitigation measures will be used to avoid risk to buildings in the event of fire originating from the forestry or shelterbelts and small woodlots activity. iv. The topography or characteristics of the site mean that there would be no risk or insignificant risk to buildings or people from tree fall and fire.

9.5.3 Assessment of performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
7. Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 9.2.2 ii. Hazardous substances are stored and used in a way that ensures residual risks of adverse effects on the health and safety of people are managed to acceptable levels (Policy 9.2.2.10). <i>Potential circumstances that may support a consent application include:</i> iii. Hazardous substances are stored in a way that meets HSNO requirements and Hazardous Substances Regulations. iv. There is little or no risk of any discharge of hazardous substances into the public stormwater infrastructure. v. The proposed hazardous site or hazardous sub-facility is located an appropriate distance from sensitive activities including population, services, schools, emergency services, hospitals or arterial roads. vi. A site management plan and emergency response plan appropriately addresses any potential adverse effects on health and safety (see Special Information Requirements - Rule 9.9.1). <i>General assessment guidance:</i> vii. In considering whether residual risk is of an acceptable level, Council will be guided by the New South Wales Government Risk Criteria for Land Use Safety Planning (refer to www.dunedin.govt.nz/2nd-generation-district-plan/supporting-documents). viii. In assessing the potential effects from hazardous substances, Council will consider: 1. any additional risk from natural hazards; 2. implications on the future use of the site through any associated HAIL classification; 3. cumulative effects from other hazardous substances stored on-site, or the storage of hazardous substances on adjacent sites, and whether they are incompatible when considered holistically; 4. the nature and size of the proposed development or activity; and 5. the sensitivity of other activities on the same or surrounding sites. <i>Conditions that may be imposed include:</i> ix. Council may require the development of a site management plan and emergency response plan (see Rule 9.9.1) which outlines how the activity will respond to

9.5.3 Assessment of performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
		Rule 9.2.1.7) which examines how the activity will respond to potential emergency arising from the hazard facility.
8. Maximum building site coverage and impermeable surfaces	a. Effects on efficiency and affordability of infrastructure (stormwater) b. Effects of stormwater from future development	<i>Relevant objectives and policies:</i> i. Objective 9.2.1 ii. Only allow development that contravenes the impermeable surfaces performance standard, where: 1. for stormwater generated by the activity that will flow through DCC stormwater public infrastructure at any point: 1. there is adequate capacity in the stormwater public infrastructure; or 2. any adverse effects from an increase in discharge on the stormwater public infrastructure are no more than minor; and 2. for stormwater generated by the activity that will flow through a private, natural/informal stormwater system, or Otago Regional Council public infrastructure at any point, that stormwater system or public infrastructure has the capacity to absorb the additional stormwater with no more than minor adverse effects on it or on other sites (public or private), including but not limited to, adverse effects from an increase in overland flow or ponding (Policy 9.2.1.7). <i>General assessment guidance:</i> iii. Council will consider how stormwater will be managed and may require an integrated stormwater management plan to demonstrate that there will be no increase in peak stormwater discharge rate from the site (see Special Information Requirement - Rule 9.9.3). iv. In assessing contravention of this standard on any site that has on-site wastewater disposal, the additional loading of wastewater on remaining areas of permeable surfaces will be considered. <i>Conditions that may be imposed include:</i> v. A requirement for easements, covenants, consent notices, or bonds to ensure future development will be in accordance with an integrated stormwater management plan. vi. A requirement for stormwater management, such as the installation of detention devices required in accordance with the approved integrated stormwater management plan.

9.5.3 Assessment of performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
9.	Service connections (rules 9.3.2.1, 9.3.2.3 – 9.3.2.6) for subdivision	a. Effects on efficiency and affordability of infrastructure	<i>Relevant objectives and policies:</i> i. Objective 9.2.1 ii. Subdivision activities ensure future land use and development activities: 1. have access to electricity and telecommunications networks; 2. in areas where there is water or wastewater public infrastructure, have access to this infrastructure in a way that will maintain its efficiency and affordability; and 3. in the commercial and mixed use zones and Recreation Zone, have access to piped stormwater public infrastructure, where available; unless allowing development without access will have long term positive effects on the public infrastructure or relevant network utility, or any adverse effects will be insignificant (Policy 9.2.1.3).

9.5.3 Assessment of performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
10. Density social housing in the GR1 Zone or T&S Zone (except in a no DCC reticulated wastewater mapped area) (Rule 15.5.2.5.e)	a. Effects on efficiency and affordability of infrastructure (wastewater and water supply)	<i>Relevant objectives and policies:</i> i. Objective 9.2.1. ii. Only allow land use activity in a wastewater serviced area where: 1. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or 2. an unplanned upgrade to the public wastewater network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.2). iii. Only allow land use activities in an area with public water supply where: 1. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or 2. an unplanned upgrade to the public water supply network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.4). iv. Only allow land use activities in an area without public water supply where: 1. it will not lead to future pressure for unplanned expansion of public water supply infrastructure; or 2. an unplanned extension (and any necessary upgrade) to the public water supply network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.5).
11. Dust and sediment control (Rule 16.5.16.9)	a. Effects on efficiency and affordability of infrastructure	<i>Relevant objectives and policies:</i> i. Objective 9.2.1 ii. Adverse effects from sediment run-off from the site on any drains, channels, soakage and treatment systems or stormwater reticulation are avoided or minimised as far as practicable (Policy 9.2.1.8).

9.5.3 Assessment of performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
12. <u>Shape – wastewater disposal area</u> {Change CP8}	a. Effects on efficiency and affordability of infrastructure (wastewater)	<i>Relevant objectives and policies:</i> <u>Objective 9.2.1</u> <u>Only allow subdivision activities that may result in land use or development activities outside the wastewater serviced area, where:</u> <u>it will not lead to future pressure for unplanned expansion of wastewater public infrastructure; or</u> <u>an unplanned extension (and any necessary upgrade) to the public wastewater network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1).</u>

9.5.4 Assessment of performance standard contraventions in an overlay zone or mapped area

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. In a wastewater constraint mapped area : Density - standard residential in General Residential 2 Zone (Rule 15.5.2.5.b)	a. Effects on efficiency and affordability of infrastructure (wastewater)	<i>Relevant objectives and policies:</i> - Objective 9.2.1. - Only allow land use activity in a wastewater serviced area where: - it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or - an unplanned upgrade to the public wastewater network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.2). <i>General assessment guidance:</i> - In determining whether Policy 9.2.1.2 is achieved, Council will consider the cumulative effects of the proposed development together with existing development and permitted development that is likely to arise in the future.
2. In a hazard overlay zone : Hazardous substances quantity limits and storage requirements	a. Risk from natural hazards	See Rule 11.4

9.5.4 Assessment of performance standard contraventions in an overlay zone or mapped area

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
3. In a new development mapped area : Service connections - stormwater for development (Rule 9.3.2.7)	a. Effectiveness and efficiency of stormwater management and effects of stormwater from future development	<i>Relevant objectives and policies:</i> i. Objective 9.2.1 ii. Development in a new development mapped area that creates impermeable surfaces is connected to the stormwater management system that meets Policy 9.2.1.10 (Policy 9.2.1.11). iii. Only allow subdivision in a new development mapped area where any new public or private 3-waters infrastructure is designed to connect to, and provide capacity for, future urban development on adjoining or nearby sites that are zoned for urban development, where necessary (Policy 9.2.1.12). <i>General assessment guidance:</i> iv. Council will consider how stormwater will be managed and may require an integrated stormwater management plan to be submitted with the application (see Special Information Requirement - Rule 9.9.3). <i>Conditions that may be imposed include:</i> v. A requirement for easements, covenants, consent notices, or bonds to ensure future development will be in accordance with an integrated stormwater management plan. vi. A requirement for stormwater management, such as the installation of detention devices, in accordance with the approved integrated stormwater management plan.
4. Setback from a stormwater open watercourse mapped area (Rules 10.3.3.W and 10.3.3.X) {Change Res13}	a. Effects on the efficiency and affordability of infrastructure	<i>Relevant objectives and policies:</i> i. Objective 9.2.1 ii. Development adjacent to a stormwater open watercourse mapped area will not compromise the current or planned capacity of stormwater infrastructure (Policy 9.2.1.6). <i>General assessment guidance:</i> iii. In determining whether Policy 9.2.1.6 is achieved, Council will consider the cumulative effects of the proposed development together with existing development and permitted development that is likely to arise in the future.
5. In the Taieri Aerodrome flight fan mapped area : Maximum height	a. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 9.2.2 ii. Buildings and structures within the Taieri Aerodrome flight fan mapped area are a height that enables the safe operation of the aerodrome (Policy 9.2.2.12).

Rule 9.6 Assessment of Restricted Discretionary Activities

9.6.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance for the assessment of resource consents

1.	All RD activities that have 'effects on efficiency and affordability of infrastructure' as a matter of discretion	a. Effects on efficiency and affordability of infrastructure (wastewater and water supply)	<i>Relevant objectives and policies:</i> i. Objective 9.2.1. ii. Only allow land use or subdivision activities that may result in land use or development activities outside the wastewater serviced area, where: 1. it will not lead to future pressure for unplanned expansion of wastewater public infrastructure; or 2. an unplanned extension (and any necessary upgrade) to the public wastewater network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1). iii. Only allow land use or subdivision activities that may result in land use or development activities in a wastewater serviced area where: 1. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or 2. for restricted discretionary land use activities, communal on-site wastewater detention infrastructure can be integrated into the public wastewater network prior to development in a way that meets DCC's requirements; or 3. an unplanned upgrade to the public wastewater network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.2). iv. Only allow land use or subdivision activities that may result in land use or development activities in an area with public water supply where: 1. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or 2. an unplanned upgrade to the public water supply network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.4). v. Only allow land use or subdivision activities that may result in land use or development activities in an area without public water supply where: 1. it will not lead to future pressure for unplanned expansion of public water supply infrastructure; or 2. an unplanned extension (and any necessary upgrade) to the public water supply network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.5).

9.6.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance for the assessment of resource consents
2. - Supported living facilities (except student hostels in the Campus Zone) - New buildings or additions and alterations to buildings that result in a multi-unit development - Subdivision activities <u>Visitor accommodation</u> {Change Rec1}	a. Effects on efficiency and affordability of infrastructure (stormwater) b. Effects of stormwater from future development	<i>Relevant objectives and policies:</i> i. Objective 9.2.1 ii. Only allow multi-unit development; supported living facilities; <u>visitor accommodation</u>; or subdivision where: {Change Rec1} - for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through DCC stormwater public infrastructure at any point: - there is adequate capacity in the stormwater public infrastructure; or - any adverse effects from an increase in discharge on the stormwater public infrastructure are no more than minor; and - for stormwater generated by the activity (or future development enabled by a subdivision) that will flow through a private, natural/informal stormwater system, or Otago Regional Council public infrastructure at any point, that stormwater system or public infrastructure has the capacity to absorb the additional stormwater with no more than minor adverse effects on it or on other sites (public or private), including but not limited to, adverse effects from an increase in overland flow or ponding (Policy 9.2.1.7). <i>General assessment guidance:</i> iii. For multi-unit development, supported living facilities and subdivision that may lead to new residential development, Council will consider how stormwater will be managed and may require an integrated stormwater management plan to be submitted with the application (see Special Information Requirement - Rule 9.9.3). {Change Rec1} <i>Conditions that may be imposed include:</i> iv. For subdivision activities, a requirement to connect to stormwater public infrastructure (where available).

9.6.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance for the assessment of resource consents
X. <u>Subdivision activities that may result in new residential buildings</u> {Change PHS1}	a. <u>Effects on health and safety</u>	<i><u>Relevant objectives and policies:</u></i> i. <u>Objective 9.2.2</u> ii. <u>Subdivision that may result in new residential buildings ensures there is access to suitable water supply for firefighting purposes (Policy 9.2.2.8).</u> <i><u>General assessment guidance:</u></i> iii. <u>For subdivision in areas where DCC provides access to a public water supply network, Council will consider whether new fire hydrants need to be provided as part of the development in accordance with the Dunedin Code of Subdivision and Development 2010.</u> iv. <u>For subdivision in areas where DCC does not provide access to a public water supply network, Council will consider whether the subdivision design enables sufficient water supplies for firefighting to be provided consistent with the SNZ/PAS:4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice at the time new residential buildings are developed (see Rule 9.3.3 Firefighting which applies to the development of new residential buildings).</u> <i><u>Potential circumstances that may support a consent application include:</u></i> v. <u>For subdivision in areas where DCC does not provide access to a public water supply network, a communal firefighting system consistent with the SNZ/PAS:4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice with hardstand area and access suitable for fire services vehicles will be installed prior to the issuing of the section 224c certificate for the subdivision.</u>
3. Earthworks - large scale (that exceed scale thresholds for a GPMA)	a. Effects on health and safety	<i><u>Relevant objectives and policies:</u></i> i. Objective 9.2.2 ii. Earthworks in a groundwater protection mapped area do not disturb or contaminate groundwater (Policy 9.2.2.9). <i><u>General assessment guidance:</u></i> iii. Council will consider the degree to which earthworks could breach or reduce the protective mantle of the groundwater protection mapped area and increase the risk of groundwater contamination.
4. In a new development	a. Effectiveness and efficiency of	<i><u>Relevant objectives and policies (in addition to those outlined in 9.6.2.2 above):</u></i>

9.6.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance for the assessment of resource consents
mapped area: • All subdivision activities • New buildings or additions and alterations to buildings that result in a multi-unit development • Supported living facilities	stormwater management and effects of stormwater from future development	i. Objective 9.2.1. ii. Only allow subdivision activities, multi-unit development, or supported living facilities in a new development mapped area where: 1. an integrated stormwater management plan that is designed for the whole NDMA has been prepared and stormwater management system(s) for all parts of the NDMA that are hydrologically connected to the area proposed for subdivision will ensure there is no increase in the peak stormwater discharge rate from the NDMA into the stormwater public infrastructure, or into a private stormwater system (at any point) between pre-development and post development; or 2. where this is not practicable, any adverse effects from an increase in discharge on the stormwater system are no more than minor (Policy 9.2.1.10). iii. Only allow subdivision in a new development mapped area where any new public or private 3-waters infrastructure is designed to connect to, and provide capacity for, future urban development on adjoining or nearby sites that are zoned for urban development, where necessary (Policy 9.2.1.12). <i>General assessment guidance:</i> iv. The assessment will consider the proposed integrated stormwater management plan submitted with the application (see Special Information Requirement - Rule 9.9.3). v. In assessing the effectiveness and efficiency of stormwater management and taking into account climate change, Council will consider any consequential effects that might arise, including, but not limited to: 1. effects on personal safety; 2. risks from surface water flooding; 3. risks to property from inundation; 4. risks to the ability of Council to meet its consent conditions for public infrastructure, which could lead to effects on freshwater quality and ecosystem health; and 5. risks to the integrity and function of existing public infrastructure. <i>Conditions that may be imposed include:</i> vi. A requirement for the stormwater management system to be installed prior to certification of the survey plan pursuant to section 223 of the RMA.

9.6.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance for the assessment of resource consents
		vii. A requirement for easements, covenants, consent notices, or bonds to ensure future development will be in accordance with the integrated stormwater management plan. viii. A requirement for the stormwater management system to be vested in Council, with necessary easements and a maintenance or defect period agreement in place prior to vesting.

9.6.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance for the assessment of resource consents
5. In the following new development mapped areas, all subdivision activities, new buildings or additions and alterations to buildings that result in a multi-unit development and supported living facilities: • Wattie Fox Lane	a. Effectiveness and efficiency of wastewater management and effects of wastewater from future development	<i>Relevant objectives and policies (in addition to those outlined in Rules 9.6.2.2 and 9.6.2.4 above):</i> - Objective 9.2.1. - Subdivision, multi-unit development or supported living facilities in specified new development mapped areas provides or connects to a communal wastewater detention system that ensures that all wastewater from the future development of the entire new development mapped area does not exceed the capacity of the wastewater public infrastructure network (Policy 9.2.1.9). <i>General assessment guidance:</i> - The identified new development mapped areas are serviced for wastewater but new connections to the network will not be allowed (and consequentially any multi-unit development, supported living facility or subdivision that will lead to development that will require a connection will likely be declined) until capacity constraints are resolved or a communal on-site wastewater detention system that is designed for and associated with subdivision and/or development of 50 or more residential units is integrated into the public network and vested in Council. After installation of the system, all activities that create wastewater will be required to connect to the system until it is no longer required. - In assessing the appropriateness of a proposed communal on-site wastewater detention system, Council will consider the proposed wastewater management plan submitted with the application (see Special Information Requirement - Rule 9.9.4). <i>Conditions that may be imposed include:</i> - A requirement for the communal on-site wastewater detention system to be installed prior to certification of the survey plan pursuant to section 223 of the RMA. - A requirement for the communal on-site wastewater detention system to be vested in Council, along with a site containing it which is a minimum of 500m² in area and suitable for residential development. - A requirement for necessary easements and a fixed maintenance or defect period agreement to be in place prior to vesting the communal on-site wastewater detention system and associated land.

9.6.2 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance for the assessment of resource consents
6. In the former brickworks structure plan mapped area • All other industrial activities in the industrial activities category	a. Effects on the efficiency and affordability of infrastructure (wastewater and water supply)	<i>Relevant objectives and policies:</i> i. Objective 9.2.1 ii. Only allow land use or subdivision activities that may result in land use or development activities in a wastewater serviced area where: 1. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or 2. for restricted discretionary land use activities, communal on-site wastewater detention infrastructure can be integrated into the public wastewater network prior to development in a way that meets DCC's requirements; or 3. an unplanned upgrade to the public wastewater network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.2). iii. Only allow land use or subdivision activities that may result in land use or development activities in an area with public water supply where: 1. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or 2. an unplanned upgrade to the public water supply network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.4).

Rule 9.7 Assessment of Discretionary Activities

9.7.4 Assessment of discretionary performance standard contraventions

Performance Standards	Guidance on the assessment of resource consents

1. Acoustic insulation	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 9.2.2 b. Those parts of buildings used for noise sensitive activities in identified areas provide adequate acoustic insulation to avoid, as far as practicable, significant adverse effects from the higher noise environments anticipated in those areas (Policy 9.2.2.2). <i>Potential circumstances that may support a consent application include:</i> c. The location of noise sensitive activities is such that the insulation and/or supplementary ventilation are not necessary to achieve an acceptable internal noise environment. <i>General assessment guidance:</i> d. The orientation of a room subject to the acoustic insulation performance standard is such that the insulation and/or supplementary ventilation are not necessary to achieve an acceptable internal noise environment. e. Council may consider the extent to which it is practical to acoustically insulate or provide supplementary ventilation without compromising a protected part of a scheduled heritage building. f. Council will consider whether development will lead to an unacceptable internal noise environment or insufficient ventilation of sleeping areas compromising the health and safety of occupants. g. Council will consider the information provided by an acoustic engineer (see Rule 9.9.2 Acoustic insulation).

9.7.4 Assessment of discretionary performance standard contraventions

Performance Standards	Guidance on the assessment of resource consents
2. Minimum site size (Rule 17.7.5.3)	<i>Relevant objectives and policies (priority considerations):</i> a. Only allow subdivision activities that may result in land use or development activities outside the wastewater serviced area, where: i. it will not lead to future pressure for unplanned expansion of wastewater public infrastructure; or ii. an unplanned extension (and any necessary upgrade) to the public wastewater network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1). b. Only allow subdivision activities that may result in land use or development activities in an area without public water supply where: i. it will not lead to future pressure for unplanned expansion of public water supply infrastructure; or ii. an unplanned extension (and any necessary upgrade) to the public water supply network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.5). <i>Potential circumstances that may support a consent application include:</i> c. Subdivision activities where the parent site contains significant topographical features such as waterways or human-made features such as roads or rail corridors which make meeting the minimum site size impractical.
3. Density (papakāika) in rural zones	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 9.2.1. b. Only allow land use activities outside the wastewater serviced area, where: i. it will not lead to future pressure for unplanned expansion of wastewater public infrastructure; or ii. an unplanned extension (and any necessary upgrade) to the public wastewater network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.1). c. Only allow land use activities in an area without public water supply where: i. it will not lead to future pressure for unplanned expansion of public water supply infrastructure; or ii. an unplanned extension (and any necessary upgrade) to the public water supply network to provide for the activities can be implemented prior to development with agreement from the DCC (Policy 9.2.1.5).

9.7.4 Assessment of discretionary performance standard contraventions

Performance Standards	Guidance on the assessment of resource consents
4. Density (visitor accommodation) in residential zones and the Campus Zone	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 9.2.1 b. Only allow land use activity in a wastewater serviced area where: i. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or ii. an unplanned upgrade to the public wastewater network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.2). c. Only allow land use activities in an area with public water supply where: i. it will not exceed the current or planned capacity of that infrastructure at the time of development or compromise its ability to service any permitted activities; or ii. an unplanned upgrade to the public water supply network that addresses any capacity constraints can be implemented prior to development with agreement from the DCC (Policy 9.2.1.4).

9.7.4 Assessment of discretionary performance standard contraventions

Performance Standards	Guidance on the assessment of resource consents
5. <u>Construction and site investigation noise:</u> - activities that contravene Rule 4.5.4.1.a by less than 5dBA - activities that contravene Rule 4.5.4.1.a by 5dBA or more in industrial, Port, and commercial and mixed use zones between 7.00am and 10.00pm {Change PHS6} Noise - where the limit is exceeded by less than 5 dB LAeq (15 min)	<i>Relevant objectives and policies (priority considerations):</i> - Objective 9.2.2 - Activities are designed and operated to avoid adverse effects from noise on the health of people or, where avoidance is not practicable, ensure any adverse effects would be insignificant (Policy 9.2.2.1). <i>Potential circumstances that may support a consent application include:</i> - The exceedance will be infrequent and/or short term. - Sufficient ambient levels of noise exist that the exceedance will be insignificant in the circumstances. <i>General assessment guidance:</i> - Council will consider the sensitivity of activities on surrounding sites to the noise source, and the distance of noise sensitive activities from the site boundary of the noise source. - Council may use the following potential 'FIDOL' factors to guide the assessment of a resource consent application: - Frequency, which refers to how often the exceedance will occur; - Intensity, which refers to the level of the noise experienced; - Duration, which refers to the length of time the exceedance will occur and the time of day; - Offensiveness, which refers to the character of the noise; and - Location, which refers to where the noise will occur.
6. Light spill - where the light spill limit is exceeded by 25% or less (rules 9.3.5.1 and 16.5.5.3), or where rules 9.3.5.2, 9.3.5.3, 16.5.5.1 or 16.5.5.2 are contravened	<i>Relevant objectives and policies (priority considerations):</i> - Objective 9.2.2 - Activities are designed and operated to avoid adverse effects from light spill on the health of people or, where avoidance is not practicable, ensure any adverse effects would be insignificant (Policy 9.2.2.4). <i>Potential circumstances that may support a consent application include:</i> - The exceedance will be infrequent and/or short term. - Sufficient ambient levels of light exist that the exceedance will be insignificant in the circumstances.

9.7.4 Assessment of discretionary performance standard contraventions

Performance Standards	Guidance on the assessment of resource consents
7. Blasting (mineral exploration)	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 9.2.2 b. Any adverse effects from air blast and vibration on people's health and safety or on surrounding properties are avoided or, if avoidance is not practicable, no more than minor (Policy 9.2.2.6).

Rule 9.8 Assessment of Non-complying Activities

9.8.2 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. All non-complying performance standard contraventions that are linked to Section 9.8	<i>General assessment guidance:</i> a. 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.
2. Density	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 9.2.1, policies 9.2.1.1, 9.2.1.2, 9.2.1.4, 9.2.1.5
3. Hazardous substances quantity limits and storage requirements - (Rule 9.3.4.2) - Setback from National Grid	See Rule 5.10
4. Light spill - where the limit is exceeded by greater than 25%	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 9.2.2, Policy 9.2.2.4 b. Objective 2.2.6, Policy 2.2.6.1 <i>Potential circumstances that may support a consent application include:</i> c. The exceedance will be infrequent and/or short term. d. Sufficient ambient levels of light exist such that the exceedance will be insignificant in the circumstances.
5. Minimum site size	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 9.2.1, policies 9.2.1.1, 9.2.1.2, 9.2.1.4, 9.2.1.5, 9.2.1.7. b. Objective 2.7.1, policies 2.7.1.1, 2.7.1.3.

9.8.2 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
6. <u>Construction and site investigation noise:</u> - activities that contravene Rule 4.5.4.1.a by 5dBA or more except in industrial, Port, and commercial and mixed use zones between 7.00am and 10.00pm - activities that contravene Rule 4.5.4.1.X {Change PHS6} Noise - where the limit is exceeded by 5 dB LAeq (15 min) or more Noise limits where the limit in Rule 32.5.6.2.a is exceeded	<i>Relevant objectives and policies (priority considerations):</i> - Objective 9.2.2, Policy 9.2.2.1 - Objective 2.2.6, Policy 2.2.6.1 <i>Potential circumstances that may support a consent application include:</i> - The exceedance will be infrequent and/or short term. - Sufficient ambient levels of noise exist that the exceedance will be insignificant in the circumstances. <i>General assessment guidance:</i> - Council will consider the following potential 'FIDOL' factors as part of the assessment of a resource consent application: - Frequency, which refers to how often the exceedance will occur; - Intensity, which refers to the level of noise experienced; - Duration, which refers to the length of time and the time of day; - Offensiveness, which refers to the character of the noise; and - Location, which refers to where the noise will occur. - Council will consider the sensitivity of activities on surrounding sites to the noise source, and the distance of noise sensitive activities from the site boundary of the noise source.

Rule 9.9 Special Information Requirements

9.9.3 Stormwater management

- In a **new development mapped area**, applications for the following activities must include a proposed integrated stormwater management plan prepared in accordance with clauses 4 to 6 of this rule, unless an earlier approved land use or subdivision consent includes such a plan, prepared in accordance with this rule:
 - subdivision;
 - multi-unit development;
 - supported living facilities; or
 - development that contravenes Rule 9.3.2.7 (service connections - stormwater management for development).
- Where an integrated stormwater management plan has already been provided in accordance with this rule as part of an earlier approved consent, but did not include design details for stormwater management systems for any part of the **new development mapped area** that the current proposal is in, applications for the activities set out in clauses 1 (a) to (d) must provide those details in accordance with clauses 5 to 6 of this rule in a way that is consistent with the integrated stormwater management plan approved as part of the earlier consent
- Outside a **new development mapped area**, applications for consent that include the following activities must provide details of how stormwater will be managed in accordance with clause 7 of this

rule:

- a. subdivision that may lead to new residential development;
- b. development that contravenes the impermeable surfaces performance standard;
- c. multi-unit development; or
- d. supported living facilities; or
- e. visitor accommodation. **{Change Rec1}**

4. Integrated stormwater management plans required for new development mapped areas must:
 - a. address the whole NDMA and demonstrate how Policy 9.2.1.10 will be achieved;
 - b. provide details in accordance with clause 5 of this rule of all stormwater management systems for the hydrologically connected parts of the **new development mapped area** in which the proposal is located and details of how those systems will be installed in full or in planned stages prior to development;
 - c. ensure that stormwater will be managed for both the current climatic conditions and climatic conditions based on climate change projections;
 - d. ensure that:
 - i. there is no increase in the peak stormwater discharge rate from the **new development mapped area** into the stormwater public infrastructure, or into a private, Otago Regional Council, or natural/informal stormwater system (at any point) between pre-development and post-development, based on the assessment required in clause i; or
 - ii. where this is not practicable, any adverse effects from an increase in discharge on the stormwater system are no more than minor;
 - iii. For the sake of clarity, the integrated stormwater management plan does not need to avoid volume increases;
 - e. include stormwater detention infrastructure that is designed to temporarily store and release flows from a generated 1% AEP rainfall event, such that peak pre-development flows are not exceeded in the post-development condition;
 - f. demonstrate that secondary flows at the development's upstream and downstream boundaries are not changed or adversely affected;
 - g. include the use of low-impact (or water-sensitive) design features, which may include features such as:
 - i. grassed/landscaped swales and other vegetation areas;
 - ii. infiltration trenches/bio-retention systems;
 - iii. storage ponds/wetlands/sediment ponds;
 - iv. rainwater tanks, harvesting and reuse;
 - v. rain gardens, rooftop greening and planting, and porous surface treatments; and
 - vi. consideration of the existing natural topography and the natural course of water flow (overland flow paths) through the design of the subdivision;
 - h. consider whether stormwater management areas can be integrated into reserves and recreation spaces; and
 - i. include an assessment of the difference between pre-development peak flows and post-development peak flows (with and without mitigation) over a range of event durations, taking into account the maximum impermeable surfaces permitted in the district plan zone for the mapped area (and including any other development restrictions resulting from any other rules in

the district plan or legal instruments registered on the title(s) for the mapped area). This assessment must meet the following criteria:

- i. the assessment of pre-development and post-development flows and detention volumes must be based on the 10% and the 1% annual exceedance probability (AEP) rainfall events, covering durations from the mapped area's own critical duration to the critical duration of the catchment upstream of the point of discharge (unless agreed otherwise with the DCC, for example where direct discharge to the coastal environment is feasible). For the purposes of this requirement, 'critical duration' means the duration of rainfall event likely to cause the highest peak flows or water levels;
 - ii. the assessment must take account of climate change, using the climate adjustment rainfall sourced from HIRDS version 4 using RCP 8.5 2081-2100 values (or an alternative source approved by DCC); and
 - iii. the assessment must include a risk based assessment to determine to what extent measures (if any) are needed to manage flows downstream of the land.
5. Applications must include the following design details for proposed stormwater management systems:
 - a. the design and location of 'primary infrastructure' ('primary infrastructure' includes both open and closed conduits and must be designed to contain the flows generated by the 10% AEP rainfall event);
 - b. the design and location of 'secondary flow paths', with and without blockage of the primary stormwater system, through the development to the downstream boundary. 'Secondary flow paths' means the flow path over which surface water will flow if the primary flow path becomes overloaded or inoperative and consists of overland flow paths with sufficient capacity to transfer the flows generated by rainfall events up to the 1% AEP event. Secondary flow paths shall be clearly identified, and where possible aligned with natural flow paths and located on public land. If located in private property, 1% AEP secondary flows should be through primary infrastructure unless protected by an easement;
 - c. the design features that will enable safe operation in super-design conditions (for a 0.5% AEP rainfall event, but a greater rainfall event can be used if the applicant chooses to do so). Safe operation means without catastrophic, rapid or structural failure. This is to ensure that the proposed stormwater management system has a fail-safe mechanism. This does not mean the stormwater management system is to be designed to retain the volume of stormwater for a 0.5% AEP rainfall event;
 - d. the location and design details of stormwater management systems, including detention infrastructure required to meet clause 4(e) above;
 - e. how the integrity of the stormwater management system will not be compromised during and after subdivision (for example ensuring that open drains that form part of the system will not be blocked or altered);
 - f. how erosion and sedimentation will be managed effectively within the development area during earthworks and as the area is developed, by taking measures and installing devices, where necessary, to:
 - i. divert clean runoff away from disturbed ground;
 - ii. control and contain stormwater run-off;
 - iii. avoid sediment laden run-off from the mapped area; and
 - iv. protect existing drainage infrastructure sumps and drains from sediment run-off;
 - g. the design and location of stormwater quality treatment that demonstrates the expected quality of stormwater leaving the specified system and its treatment of at least the 'first flush' volume

(90th percentile daily rainfall depth) or flow rate (90th percentile rainfall intensity) in accordance with best practice techniques for at least 75% Total Suspended Solids (TSS) removal on a long-term average basis;

- h. if a stormwater management system cannot practicably be designed to meet one or more of clauses c to g above in relation to additional stormwater discharge, an assessment of the broader catchment to determine whether design solutions external to the mapped area are available to manage the additional stormwater discharges as a result of the development on the mapped area;
 - i. how the stormwater management system will not create or exacerbate adverse effects that are more than minor outside the development area. This includes consideration of cumulative effects; and
 - j. where any proposed stormwater management system is intended to vest as public infrastructure, the design of an adjustable outlet mechanism such that the present day peak discharge flow rate from the land is not exceeded as a result of the development but that the outlet can be progressively adjusted for future climate change discharge rates up to the fully developed stormwater management system design capacity.
6. The integrated stormwater management plan, and the design of stormwater management systems, must be prepared by a chartered professional engineer or other suitably qualified person who has (or can call on) experience in hydrology, hydraulics, stormwater design, flood risk management and construction management.
7. Stormwater management information required outside a **new development mapped area** must demonstrate how Policy 9.2.1.7 will be achieved by:
- a. providing a stormwater management proposal prepared by a suitably qualified person, which:
 - i. contains a level of detail commensurate with the scale of the subdivision, land use or development activity;
 - ii. reflects the scale of any stormwater management issues in the catchment and any capacity constraints in the public infrastructure network; and
 - iii. where available, follows any relevant guidance on acceptable stormwater management solutions for similar activities in a similar context; and
 - b. for subdivision activities that result in more than six lots, or development areas greater than 1ha, providing an integrated stormwater management plan where requested by Council.

Appendix 9A. Acoustic Insulation Requirements

Table 9A.1A Schedule of typical building construction to achieve acoustic insulation where required by Rule 9.3.1.1

Building element			Minimum construction requirement	
			<u>1. DnT, w + Ctr > 30 dB</u>	<u>2. DnT, w + Ctr > 35 dB</u> <u>{Change PHS2}</u>
a.	External walls	i. Stud walls: Exterior cladding	20mm timber or 9mm compressed fibre cement sheet over timber frame (100mm x 50mm).	<u>30mm timber or minimum 15mm compressed fibre cement sheet over timber frame (100mm x 50mm).</u>
		ii. Cavity infill	Fibrous acoustic blanket (batts or similar of a minimum mass of 9kg/m ³) required in cavity for all exterior walls. Minimum 90mm wall cavity.	<u>Fibrous acoustic blanket (batts or similar of a minimum mass of 9kg/m³) required in cavity for all exterior walls. Minimum 90mm wall cavity.</u>
		iii. Interior lining	One layer of 12mm gypsum plasterboard. Where exterior walls have continuous cladding with a mass of greater than 25kg/m ² (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.	<u>One layer of 13mm high density gypsum plasterboard (minimum 12 kg/m²). Where exterior walls have continuous cladding with a mass of greater than 30kg/m² (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than standard 13mm gypsum plasterboard.</u>
		iv. Combined superficial density	Minimum not less than 25kg/m ² being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs) with no less than 10kg/m ² on each side of structural elements.	<u>Minimum not less than 35kg/m² being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs) with no less than 12kg/m² on each side of structural elements.</u>
		v. Mass walls	190mm concrete block, strapped and lined internally with 10mm gypsum plasterboard, or 150mm concrete wall.	<u>190mm concrete block, strapped and lined internally with 10mm gypsum plasterboard, or 150mm concrete wall.</u>

Building element			Minimum construction requirement	
			<u>1. DnT, w + Ctr > 30 dB</u>	<u>2. DnT, w + Ctr > 35 dB</u> <u>{Change PHS2}</u>
b.	Glazed areas	i. Glazed areas up to 10% of floor area	6mm glazing single float.	<u>Double glazing: minimum 10mm float glass / 12mm air gap / 6mm float glass.</u>
		ii. Glazed areas between 10% and 35% of floor area	6mm laminated glazing.	<u>Double window comprised of double glazed IGU: minimum 4mm float glass / 12mm airgap / 4mm float glass and a 6mm thick secondary pane at least 75mm from the outer glazing.</u>
		iii. Glazed areas greater than 35% of floor area	Require a specialist acoustic report to show conformance with the insulation rule.	
		iv. Frames to be aluminium window frames with compression seals.		
c.	Skillion roof	i. Cladding	0.5mm profiled steel or 6mm corrugated fibre cement, or membrane over 15mm thick ply, or concrete or clay tiles.	<u>0.5mm profiled steel or 6mm corrugated fibre cement, or membrane over 15mm thick ply, or concrete or clay tiles.</u>
		ii. Sarking	17mm plywood (no gaps).	<u>17mm plywood (no gaps).</u>
		iii. Frame	Minimum 100mm gap with fibrous acoustic blanket (batts or similar of a mass of 9kg/m ³).	<u>Minimum 200mm gap at minimum 600mm centres with fibrous acoustic blanket (batts or similar of a mass of 9kg/m³).</u>
d.	Ceiling		Two layers of 10mm gypsum plasterboard (no through-ceiling lighting penetrations unless correctly acoustically rated). Fibrous acoustic blanket (batts or similar of a minimum mass of 9kg/m ³).	<u>Two layers of 13mm high density gypsum plasterboard (minimum 12kg/m²) (no through-ceiling lighting penetrations unless correctly acoustically rated). Fibrous acoustic blanket (batts or similar of a minimum mass of 9kg/m³).</u>
e.	Combined superficial density		Combined mass of cladding and lining of not less than 25kg/m ² with no less than 10kg/m ² on each side of structural elements.	<u>Combined mass of cladding and lining of not less than 35 kg/m² with no less than 12kg/m² on each side of structural elements.</u>

Building element			Minimum construction requirement	
			1. DnT, w + Ctr > 30 dB	2. DnT, w + Ctr > 35 dB {Change PHS2}
f.	Pitched roof (all roofs other than skillion roofs)	i. Cladding	0.5mm profiled steel or tiles, or membrane over 15mm thick ply.	<u>0.5mm profiled steel or tiles, or membrane over 15mm thick ply.</u>
		ii. Frame	Timber truss with 100mm fibrous acoustic blanket (batts or similar of a minimum mass of 9kg/m ³) required for all ceilings.	<u>Timber truss at minimum 800mm centres with 100mm fibrous acoustic blanket (batts or similar of a minimum mass of 9kg/m³) required for all ceilings.</u>
		iii. Ceiling	12mm gypsum plasterboard.	<u>13mm high density gypsum plasterboard (minimum 12kg/m²).</u>
		iv. Combined superficial density	Combined mass with cladding and lining of not less than 25kg/m ² .	<u>Combined mass with cladding and lining of not less than 35kg/m².</u>
g.	Floor areas open to outside	i. Cladding	Under-floor areas of non-concrete slab type floors exposed to external sound will require a cladding layer lining the underside of floor joists of not less than 12mm ply.	<u>Under-floor areas of non-concrete slab type floors exposed to external sound will require a cladding layer lining the underside of floor joists of not less than 20mm ply.</u>
		ii. Combined superficial density	Floors to attain a combined mass not less than 25kg/m ² for the floor layer and any external cladding (excluding floor joists or bearers).	<u>Floors to attain a combined mass not less than 35kg/m² for the floor layer and any external cladding (excluding floor joists or bearers).</u>
h.	External door		Solid core door (minimum 25kg/m ²) with compression seals (where the door is exposed to exterior noise).	<u>Hinged door minimum 45kg/m² (likely to be solid timber with steel reinforcing) with compression seals tested to STC 35;</u> <u>proprietary acoustic door rated STC 35; or</u> <u>second door located between external façade and habitable space to form a lobby.</u>

10.3.2 Vegetation Clearance

10.3.2.1 Indigenous vegetation clearance - small scale thresholds

- a. The following types of indigenous vegetation clearance are always considered indigenous vegetation clearance - small scale:
 - i. clearance that is part of conservation activity involving vegetation clearance and replacement with indigenous species;
 - ii. clearance for the maintenance or alteration of fences (including gates);
 - iii. clearance for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads or firebreaks;
 - iv. clearance for the construction of tracks associated with permitted land use or city-wide activities provided that:
 1. the clearance does not take place in ASBVs, ONFs, ONCCs, HNCCs and NCCs; and
 2. outside ASBVs, ONFs, ONCCs, HNCCs and NCCs the clearance is no more than 3m in width;

X. clearance for the erection of fences (including gates) associated with permitted land use or city-wide activities provided that:

- i. the clearance does not take place in an ASBV, ONF, ONCC, HNCC or NCC, unless it is for fencing required for stock exclusion under national regulations or regional rules and the clearance:
 1. meets Rule 10.3.2.2 (protected areas) and Rule 10.3.2.3 (protected species); and
 2. is no more than 4.5m in width, on slopes of over 10 degrees; or
 3. is no more than 3m in width, on slopes of 10 degrees or less;
- ii. outside ASBVs, ONFs, ONCCs, HNCCs and NCCs, the clearance:
 1. meets Rule 10.3.2.2 (protected areas) and Rule 10.3.2.3 (protected species); and
 2. is no more than 3m in width; or
 3. if fencing is required for stock exclusion under national regulations or regional rules, and takes place on slopes of over 10 degrees, the clearance is no more than 4.5m in width, including any track associated with the fence (for the sake of clarity, the width of clearance provided for in this rule may not be added to the width of clearance provided for in Rule 10.3.2.1.a.iv.2);
- v. clearance that is consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;
- Y. clearance for the purpose of the sustainable customary harvest of food or resources undertaken by manawhenua, in accordance with tikaka Māori;
- vi. clearance that is required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;
- vii. clearance of a pest plant listed in Appendix 10B;
- viii. vegetation clearance incidental to existing forestry activity where the clearance involves an understorey of indigenous vegetation, or is for the maintenance of forestry access or firebreaks;

- ix. clearance that is necessary to maintain the flow of water free from obstruction or for natural hazard mitigation activities;
 - x. clearance that is incidental to the harvesting or maintenance of trees as part of forestry, provided that all vegetation that is felled within 10m of a water body must be felled away from the water body, and that the forestry is conducted in accordance with recognised industry environmental codes of practice;
 - xi. vegetation clearance of stands of matagouri-dominant shrubland that contain no matagouri individuals greater than 1.5m tall and that contain no more than one other non-matagouri indigenous shrub species; and
 - xii. clearance of indigenous vegetation from areas that, within the last 15 years, have been lawfully cleared of such vegetation (outside ASBVs, ONFs, ONCCs, HNCCs and NCCs only), provided that the clearance is associated with a permitted land use or city-wide activity.
- b. All indigenous vegetation clearance that occurs in an ASBV, ONF, ONCC, HNCC, or NCC and is not included in Rule 10.3.2.1.a is considered indigenous vegetation clearance - large scale.
- c. All other indigenous vegetation clearance must not exceed the following maximum areas on any site, over the time period indicated, to be considered indigenous vegetation clearance - small scale:

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

- d. For the purposes of Rule 10.3.2.1.c:
- i. if the area of indigenous vegetation to be cleared straddles two zones, the lesser maximum area will apply;
 - ii. the area to be cleared will be measured from stems at ground level; and
 - iii. the time period will be measured as the total clearance over the indicated number of calendar years.
- e. All indigenous vegetation clearance that does not meet this standard is considered indigenous vegetation clearance - large scale, which is:

- i. a non-complying activity in ASBVs, ONCCs and HNCCs, except where Rule 10.3.2.1.e.X applies;

X. a discretionary activity within the **3 Waters infrastructure mapped area**, where the clearance is for the upgrade or extension of 3 waters infrastructure; and **{Change NE7}**

- ii. a restricted discretionary activity in NCCs, ONFs, rural zones and rural residential zones.

10.3.2.4 Maximum area of vegetation clearance (UBMA)

- a. Vegetation clearance in an **urban biodiversity mapped area** (UBMA) must not exceed 20m² on any site over any three year period.
- b. This standard does not apply to vegetation clearance that is:
 - i. part of conservation activity involving vegetation clearance and replacement with indigenous species;
 - ii. for the erection, maintenance or alteration of fences (including gates), or the construction or maintenance of tracks up to 2m in width, provided all of the following criteria are met:
 - 1. the vegetation clearance is no more than 3m in width;
 - 2. any fence posts are located outside of the dripline of mature indigenous trees listed in Appendix 10A.3; and
 - 3. no damage is caused to:
 - 1. specimens of threatened plant species listed in Appendix 10A.1; or
 - 2. mature indigenous trees listed in Appendix 10A.3; **{Change NE3}**
 - iii. for the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, roads or firebreaks;
 - iv. for the construction or maintenance of tracks up to 2m in width; **{Change NE3}**
 - v. consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987;
 - vi. required to remove material infected by unwanted organisms as declared by Ministry for Primary Industries' Chief Technical Officer, or to respond to an emergency declared by the Minister for Primary Industries under the Biosecurity Act 1993;
 - vii. clearance of non-indigenous plant species and replanting within 3 months with indigenous or non-indigenous plant species, not on the pest plant list in Appendix 10B, that will attain at least the same height and coverage as the plants that have been cleared; or
 - viii. clearance of a pest plant listed in Appendix 10B.
- c. For the purposes of this standard:
 - i. the area to be cleared will be measured from stems at ground level; and
 - ii. the time period will be measured as the total clearance over any three calendar years.
- d. Activities that contravene this performance standard are restricted discretionary activities.

10.3.3 Setback from Coast and Water Bodies

In all zones, other than the Harbourside Edge Zone, St Clair Neighbourhood Destination Centre, Dunedin

Hospital Zone, Dunedin International Airport Zone, ~~Mercy Hospital Zone~~, Moana Pool Zone, Otago Museum Zone, Port Zone and Wakari Hospital Zone, new buildings and structures, additions and alterations, earthworks - large scale, storage and use of hazardous substances, and network utility activities must be set back a minimum of:

1. 20m from mean high water springs (MHWS); and
2. 20m from any wetland identified in Appendix A1.2, Schedule of Areas of Significant Biodiversity Value (ASBV);
3. 20m from any water body with a clearly defined bed of at least 3m in width in the rural zones;
4. 5m from any water body with a clearly defined bed less than 3m in width in the rural zones; and
5. 5m from any water body with a clearly defined bed in all other zones; and

W. 20m from a **stormwater open watercourse mapped area** in the rural zones; and

X. 5m from a **stormwater open watercourse mapped area** in all other zones; **{Change Res13}**

6. Except, the following are exempt from this standard:
 - a. natural hazard mitigation activities;
 - b. hydro generators - small scale in the rural and industrial zones;
 - c. network utility poles and masts for the purposes of supporting lines across a water body;
 - d. network utility structures - small scale in existing roads that comply with Rule 5.5.2;
 - e. the operation, repair, minor upgrading and maintenance of existing network utilities;
 - f. river flow recording facilities;
 - g. navigational aids;
 - h. maimai and whitebait stands on the surface of water;
 - i. post and wire fences;
 - j. bridges, causeways, culverts and fords;
 - k. jetties, boat ramps, and wharves;
 - l. signs;
 - m. new buildings and structures, and additions and alterations, used for port activities in the Industrial Port Zone;
 - n. bird hides, viewing structures and viewing platforms with a maximum footprint of 10m² and maximum height of 2m, and boardwalks;
 - o. earthworks associated with the operation, repair and maintenance of the existing roading network;
 - p. irrigation pipes of any size, and other irrigation or stock water structures such as intake structures with a maximum footprint of 2m²;
 - X. wharflines, bunkerlines and associated ancillary equipment in the Industrial Port Zone;
 - q. earthworks required for any of the activities in (a) - (X) above; and
 - r. new buildings and structures, and additions and alterations, associated with the New Zealand Marine Studies Centre in the **Portobello Marine Science mapped area**.

Y. In addition to the exceptions in Rule 10.3.3.6, the following are exempt from Rule 10.3.3.W and Rule

10.3.3.X:

- a. fences; and
- b. structures with a maximum footprint of 2m² and a maximum height of 2m. **{Change Res13}**

7. For the purposes of this standard, setbacks will be measured from the bank of the water body at the point of its annual fullest flow or annual highest level without overtopping its bank (see Figure 10.3.3A and Figure 10.3.3B).
8. Activities that contravene this performance standard are restricted discretionary activities.

Note 10.3.3A - Other requirements outside of the District Plan

1. Activities below mean high water springs (MHWS) or on the beds of water bodies may require resource consent from the Otago Regional Council, including:
 - a. hazard protection works; and
 - b. jetties, boat ramps and wharves.
2. Structures on the margins of lakes or rivers are also managed by rules in the Regional Plan: Water for Otago. Resource consent may be required from the Otago Regional Council for these activities. **{Change Res13}**

Note 10.3.3C – General advice {Change Res13}

1. Where a water body is also within a **stormwater open watercourse mapped area**, the rules for both water bodies and the **stormwater open watercourse mapped area** apply. **{Change Res13}**

Rule 10.5 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

10.5.3 Assessment of contraventions of performance standards in the natural environment section

Activity	Matters of discretion	Guidance on the assessment of resource consents

1.	All performance standard contraventions	a. Positive effects on biodiversity values or the natural character of the coast	<i>Relevant objectives and policies:</i> i. Objectives 10.2.1, 10.2.2, 10.2.3 ii. Conservation activity is encouraged in all zones (Policy 10.2.1.5). X. Conservation activity is encouraged in coastal and riparian margins (Policy 10.2.2.1). <i>General assessment guidance:</i> Y. In assessing positive effects on biodiversity values, Council will take into account the extent to which indigenous vegetation and habitats are proposed to be retained or restored in a way that contributes to increased resilience, buffering and/or connectivity. <i>Potential circumstances that may support a consent application include:</i> iii. The development incorporates conservation activity that will have significant positive effects on biodiversity or natural character values.
2.	Esplanade reserves and strips	a. Effects on biodiversity values and natural character values of riparian margins and the coast	<i>Relevant objectives and policies:</i> i. Objective 10.2.1, Objective 10.2.2 ii. Subdivision activities adjacent to water bodies and the coast maintain or enhance the following biodiversity values and natural character values, including through provision of an esplanade reserve or esplanade strip in identified locations: 1. biodiversity values of riparian margins and the coast; 2. the water quality and aquatic habitats of the water body or coast; and 3. the natural functioning of the adjacent sea or water body (Policy 10.2.2.7). iii. NA 1. NA 2. NA 3. NA X. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either: 1. Policy 10.2.1.X is met; or 2. in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral

10.5.3 Assessment of contraventions of performance standards in the natural environment section

Activity	Matters of discretion	Guidance on the assessment of resource consents
		exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. <i>General assessment guidance:</i> iv. In assessing a change or reduction to the required esplanade reserve or esplanade strip, Council will consider: 1. the effects on the values of the water body as identified in Appendix 10C; 2. the effects on the natural functioning of the water body; 3. the effects on other biodiversity values and natural character values; and 4. any other measures proposed to enhance the biodiversity of the riparian or coastal margin and associated water body. v. In assessing whether an activity meets Policy 10.2.1.X or Policy 10.2.1.Y (as applicable), Council will consider whether the area affected meets one or more of the criteria set out in Policy 2.2.3.2. <i>Conditions that may be imposed include:</i> vi. Where there is an esplanade reserve requirement, Council may instead require an esplanade strip where it is considered that the management of the land in the coastal or riparian margin will achieve positive results for biodiversity and natural character values.

10.5.3 Assessment of contraventions of performance standards in the natural environment section

Activity	Matters of discretion	Guidance on the assessment of resource consents
	b. Effects on public access	<i>Relevant objectives and policies:</i> i. Objective 10.2.4 ii. Public access to the natural environment is enhanced (Policy 10.2.4.3). <i>General assessment guidance:</i> iii. In assessing a change or reduction to the required esplanade reserve or esplanade strip, Council will consider; 1. the effects on public recreation and access values as identified in Appendix 10C; 2. any relevant circumstances listed in the New Zealand Coastal Policy Statement 2010 or the Regional Policy Statement for Otago that may support restriction of public access; and 3. the potential effects of sea level rise on the future level of the mean high water springs, and thus the width of the reserve. <i>Potential circumstances that may support a consent application include:</i> iv. Other opportunities to enhance public access are created by the subdivision. v. The design of the subdivision takes advantage of adjacent unformed legal roads to provide public access. vi. Restricting access is necessary to protect public health and safety.

10.5.3 Assessment of contraventions of performance standards in the natural environment section

Activity		Matters of discretion	Guidance on the assessment of resource consents
3.	Maximum area of vegetation clearance (UBMA)	a. Effects on biodiversity values	<i>Relevant objectives and policies:</i> i. Objective 10.2.1. ii. Vegetation clearance maintains or enhances the biodiversity values of the UBMA including, but not limited to, those values listed in Appendix A10 (Policy 10.2.1.8). iii. NA 1. NA 2. NA 3. NA X. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either: 1. Policy 10.2.1.X is met; or 2. in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. <i>Potential circumstances that may support a consent application include:</i> iv. The clearance is of a non-local indigenous species that has extended beyond its range. v. For indigenous vegetation clearance, an ecological assessment supporting the clearance is supplied with the application (see Rule 10.9.2: Special Information Requirements). <i>General assessment guidance:</i> vi. In assessing whether an activity meets Policy 10.2.1.X or Policy 10.2.1.Y (as applicable), Council will consider whether the area affected meets one or more of the criteria set out in Policy 2.2.3.2. vii. NA viii. In assessing the appropriateness of any proposed biodiversity offset or environmental compensation, in addition to Policy 2.2.3.6 or Policy 2.2.3.7, Council will consider the Guidance on Good Practice Biodiversity Offsetting in New Zealand (NZ Government, 2014).

10.5.3 Assessment of contraventions of performance standards in the natural environment section

Activity	Matters of discretion	Guidance on the assessment of resource consents
4. Protected areas (vegetation clearance)	a. Effects on biodiversity values and the natural character values of riparian margins and the coast	<i>Relevant objectives and policies:</i> i. Objective 10.2.1, Objective 10.2.2. ii. NA X. Only allow vegetation clearance within, or within the required setback from, a wetland where: 1. biodiversity values are maintained and enhanced; and 2. there is no reduction in the extent of natural wetlands (where natural wetlands include wetlands constructed by artificial means to offset impacts on, or restore, an existing or former natural wetland) (Policy 10.2.1.Z). iii. Vegetation clearance is set back an adequate distance from the coast and water bodies to minimise, as far as practicable, risk of erosion and protect, or enable the enhancement of, biodiversity and natural character values (Policy 10.2.2.3). iv. In the coastal environment mapped area, natural character values are preserved and biodiversity values are protected (Policy 10.2.2.4). v. NA 1. NA 2. NA 3. NA Y. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either: 1. Policy 10.2.1.X is met; or 2. in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. <i>Potential circumstances that may support a consent application include:</i> vi. For indigenous vegetation clearance, an ecological assessment supporting the clearance is supplied with the application (see Rule 10.9.2 Special Information Requirements).

10.5.3 Assessment of contraventions of performance standards in the natural environment section

Activity	Matters of discretion	Guidance on the assessment of resource consents
		<i>General assessment guidance:</i> vii. In assessing a contravention of the performance standards for vegetation clearance or indigenous vegetation clearance, Council will consider: 1. the effects on the values of the water body and the natural functioning of the water body; and 2. the effects on other biodiversity values and natural character values. viii. In assessing whether an activity meets Policy 10.2.1.X or Policy 10.2.1.Y (as applicable), Council will consider whether the area affected meets one or more of the criteria set out in Policy 2.2.3.2. ix. NA x. In assessing the appropriateness of any proposed biodiversity offset or environmental compensation, in addition to Policy 2.2.3.6 or Policy 2.2.3.7, Council will consider the Guidance on Good Practice Biodiversity Offsetting in New Zealand (NZ Government, 2014). xi. In assessing effects on natural character values and biodiversity values of the coast in the coastal environment mapped area, Council will consider the natural science values outlined in Appendix A3. xii. In assessing effects on biodiversity values and natural character values of riparian margins and the coast, Council will consider the effects on the spawning areas of indigenous fish species.
5.	Protected species (indigenous vegetation clearance)	a. Effects on biodiversity values <i>Relevant objectives and policies:</i> i. Objective 10.2.1. ii. NA iii. NA 1. NA 2. NA 3. NA X. Indigenous vegetation clearance is only allowed in areas that do not meet the criteria for areas of significant indigenous vegetation and/or significant habitats of indigenous fauna in Policy 2.2.3.2, but that contain mature trees on the important species list in Appendix 10A.3 where: 1. any mature trees are retained; or, if this is not practicable, 2. adverse effects on biodiversity values are minimised as far as practicable, including through any biodiversity offsetting that is proposed in

10.5.3 Assessment of contraventions of performance standards in the natural environment section

Activity	Matters of discretion	Guidance on the assessment of resource consents
		accordance with Policy 2.2.3.6, or where this is not practicable, any environmental compensation that is proposed in accordance with Policy 2.2.3.7 (Policy 10.2.1.7) Y. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either: 1. Policy 10.2.1.X is met; or 2. in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. <i>Potential circumstances that may support a consent application include:</i> iv. The clearance is part of conservation activity and is being undertaken to enhance the health of the protected species and improve its chances of reproduction. v. The clearance is of a non-local indigenous species that has extended beyond its natural range, and is being undertaken to enhance the health of the protected species and improve its chances of reproduction. vi. For indigenous vegetation clearance, an ecological assessment supporting the clearance is supplied with the application (see Rule 10.9.2 Special Information Requirements). <i>General assessment guidance:</i> Z. Where an activity contravenes Rule 10.3.2.3 with respect to flora or fauna species in Appendix 10A.1 or 10A.2, Council will assess the application against relevant policies for areas of significant indigenous vegetation and/or significant habitats of indigenous fauna (i.e. Policy 10.2.1.X or Policy 10.2.1.Y, as applicable). AA. Where an activity contravenes Rule 10.3.2.3 with respect to tree species in Appendix 10A.3, Council will consider whether the area in which the activity is proposed meets one or more of the criteria set out in Policy 2.2.3.2. If one or more of the criteria is met, then the activity will be assessed against relevant policies for areas of significant indigenous vegetation and/or significant habitats of indigenous fauna (i.e. Policy 10.2.1.X or Policy

10.5.3 Assessment of contraventions of performance standards in the natural environment section

Activity	Matters of discretion	Guidance on the assessment of resource consents
		10.2.1.Y, as applicable). If not, the activity will be assessed against Policy 10.2.1.7. vii. In assessing whether an activity meets Policy 10.2.1.X or Policy 10.2.1.Y (as applicable), Council will consider whether the area affected meets one or more of the criteria set out in Policy 2.2.3.2. viii. NA ix. In assessing the appropriateness of any proposed biodiversity offset or environmental compensation, in addition to Policy 2.2.3.6 or Policy 2.2.3.7, Council will consider the Guidance on Good Practice Biodiversity Offsetting in New Zealand (NZ Government, 2014).
6.	In the NCC Overlay Zone: Number and location of permitted buildings	a. Effects on natural character of the coast <i>Relevant objectives and policies:</i> i. Objective 10.2.3 ii. Small buildings are provided for where the number of these clustered together with each other or existing large buildings is limited to a level that avoids or, if avoidance is not practicable, ensures cumulative visual effects are no more than minor (Policy 10.2.3.10). <i>General assessment guidance:</i> iii. In assessing effects on natural character values, Council will consider the extent to which the development follows the design guidelines in Appendix A11.

10.5.3 Assessment of contraventions of performance standards in the natural environment section

Activity		Matters of discretion	Guidance on the assessment of resource consents
Y.	In the NCC Overlay Zone: Area of buildings and structures	a. Effects on natural character of the coast	<i>Relevant objectives and policies:</i> - Objective 10.2.3. - Adverse effects on the natural character values identified in Appendix A5 are avoided or, if avoidance is not practicable, are no more than minor (Policy 10.2.3.5). <i>General assessment guidance:</i> - The assessment will consider the natural character values outlined in Appendix A5. - In assessing effects on natural character values, Council will consider the extent to which the development follows the design guidelines in Appendix A11. - In assessing effects on natural character values from new buildings greater than 60m² footprint, Council will consider Rule 10.3.5.Y Number and location of buildings, and whether additional conditions to limit the future establishment of buildings on the site should apply. <i>Potential circumstances that may support a consent application include:</i> - The activity incorporates key design elements as set out in Appendix A5 - Development is associated with conservation. - In the case of additions and alterations that would result in a building or structure greater than 60m² footprint, the development involves an addition to a building or structure that would have the same effect as, or a lesser effect than, a new building or structure provided for under Rule 10.3.5.Y.
7.	In the ONL or SNL overlay zones: Number and location of permitted buildings	a. Effects on landscape values	<i>Relevant objectives and policies:</i> - Objective 10.2.5 - Small buildings are provided for in landscape overlay zones where the number of these clustered together with each other or existing large buildings is limited to a level that avoids or, if avoidance is not practicable, ensures cumulative visual effects are no more than minor (Policy 10.2.5.13). <i>General assessment guidance:</i> - In assessing effects on landscape values, Council will consider the extent to which the development follows the design guidelines in Appendix A11.

10.5.3 Assessment of contraventions of performance standards in the natural environment section

Activity		Matters of discretion	Guidance on the assessment of resource consents
Z.	In the ONL or SNL overlay zones: Area of buildings and structures	a. Effects on landscape values	<i>Relevant objectives and policies:</i> - Objective 10.2.5. - Any adverse effects on the landscape values of the ONL are: - insignificant (Policy 10.2.5.8.a); or - where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.8.b). - Any adverse effects on the landscape values of the SNL are: - no more than minor (Policy 10.2.5.9.a); or - where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.9.b). <i>General assessment guidance:</i> - The assessment will consider the landscape values outlined in Appendix A3. - Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.9.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity. - In assessing effects on landscape values, Council will consider the extent to which the development follows the design guidelines in Appendix A11. - In assessing effects on landscape values from new buildings greater than 60m² footprint, Council will consider Rule 10.3.5.Y Number and location of buildings, and whether additional conditions to limit the future establishment of buildings on the site should apply. <i>Potential circumstances that may support a consent application include:</i> - The activity incorporates key design elements as set out in Appendix A3. - In the case of additions and alterations that would result in a building or structure greater than 60m² footprint, the development involves an addition to a building or structure that would have the same effect as, or a lesser effect than, a new building or structure provided for under Rule 10.3.5.Y. - Landscaping or other forms of screening will be used to reduce the visibility of development from surrounding properties and public viewpoints.

10.5.3 Assessment of contraventions of performance standards in the natural environment section

Activity		Matters of discretion	Guidance on the assessment of resource consents
8.	Reflectivity in the NCC Overlay Zone	a. Effects on natural character of the coast	<i>Relevant objectives and policies:</i> i. Objective 10.2.3 ii. Exterior colours and materials avoid or minimise, as far as practicable, adverse visual effects caused by reflectivity (Policy 10.2.3.9). <i>General assessment guidance:</i> iii. In assessing effects on natural character values, Council will consider: 1. the level of visibility of the building or structure from public places; and 2. the extent to which the development follows the design guidelines in Appendix A11. <i>Potential circumstances that may support a consent application include:</i> iv. The development incorporates key design elements as set out in Appendix A5.
9.	Reflectivity in the ONL or SNL overlay zones	a. Effects on landscape values	<i>Relevant objectives and policies:</i> i. Objective 10.2.5 ii. Exterior colours and materials avoid or minimise, as far as practicable, adverse visual effects caused by reflectivity (Policy 10.2.5.12). <i>General assessment guidance:</i> iii. In assessing effects on landscape values, Council will consider: 1. the level of visibility of the building or structure from public places; and 2. the extent to which the development follows the design guidelines in Appendix A11. <i>Potential circumstances that may support a consent application include:</i> iv. The development incorporates key design elements as set out in Appendix A3.
10.	Setback from coast and water bodies (<u>Rules 10.3.3.1 - 10.3.3.5</u>) {Change Res13}	a. Effects on biodiversity values and natural character of riparian margins and the coast	<i>Relevant objectives and policies:</i> i. Objectives 10.2.1, 10.2.2 ii. Buildings, structures, storage and use of hazardous substances, network utility activities, and earthworks - large scale are set back from the coast and water bodies an adequate distance to: 1. in the coastal environment, preserve natural character and protect biodiversity values, or where this is not practicable in the case of network utility activities maintain or enhance natural character and biodiversity values; and

10.5.3 Assessment of contraventions of performance standards in the natural environment section

Activity	Matters of discretion	Guidance on the assessment of resource consents
		2. outside the coastal environment maintain or enhance biodiversity values and natural character of riparian margins (Policy 10.2.2.2). iii. Earthworks are located and undertaken in a way that minimises, as far as practicable, the risk of sediment entering the sea or water bodies (Policy 10.2.2.5). iv. NA 1. NA 2. NA 3. NA Y. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either: 1. Policy 10.2.1.X is met; or 2. in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. <i>General assessment guidance:</i> v. In assessing a contravention of the setback from coast and water bodies performance standard, Council will consider: 1. the effects on the values of the water body and the natural functioning of the water body; 2. the effects on other biodiversity values and natural character values; and 3. the extent to which the development follows any relevant design guidelines in Appendix A11. vi. In assessing whether an activity meets Policy 10.2.1.X or Policy 10.2.1.Y (as applicable), Council will consider whether the area affected meets one or more of the criteria set out in Policy 2.2.3.2. <i>Potential circumstances that may support a consent application include:</i> vii. In the case of earthworks - large scale contravening the standard, proposed sediment and erosion control techniques will ensure that sediment remains on-site and away from surface water bodies, coastal water

10.5.3 Assessment of contraventions of performance standards in the natural environment section

Activity	Matters of discretion	Guidance on the assessment of resource consents
		and stormwater networks. X. The earthworks are associated with conservation activity.
	b. Effects on public access	<i>Relevant objectives and policies:</i> i. Objective 10.2.4 ii. Buildings, structures and earthworks - large scale are set back from the coast and water bodies an adequate distance to maintain or enhance public access along riparian and coastal margins (Policy 10.2.4.1). <i>General assessment guidance:</i> iii. In assessing a contravention of the setback from coast and water bodies standard, Council will consider any relevant circumstances listed in the New Zealand Coastal Policy Statement 2010 or the Regional Policy Statement for Otago that may support restriction of public access. <i>Potential circumstances that may support a consent application include:</i> iv. Reasonable public access to the coast or water body will still be available through alternative access arrangements. v. Topography, site size or other site constraints make providing access impractical. X. The earthworks are associated with conservation activity.
X.	Setback from coast and water bodies { Change Res13 }	a. Risk from natural hazards See Rule 11.4.

10.5.3 Assessment of contraventions of performance standards in the natural environment section

Activity	Matters of discretion	Guidance on the assessment of resource consents
11. Tree Species outside ASBVs and outside the ONF, ONL, ONCC, HNCC and NCC overlay zones	a. Effects on biodiversity values	<i>Relevant objectives and policies:</i> i. Objective 10.2.1 ii. The risk of wilding tree establishment in areas of indigenous vegetation is insignificant (Policy 10.2.1.9). iii. NA 1. NA 2. NA 3. NA X. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either: 1. Policy 10.2.1.X is met; or 2. in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. <i>General assessment guidance:</i> iv. Council will consider the risk of the tree species spreading beyond the original location of planting due to: 1. the downwind land use, including the intensity of the stocking rate and the palatability of the tree species to the animals grazing; and 2. the location of the shelterbelts and small woodlots in relation to prevailing wind directions, slope, altitude and exposure; and 3. the use of a wilding management plan that will ensure wilding tree spread will be monitored and eradicated. <i>Potential circumstances that may support a consent application include:</i> v. There are no ecologically sensitive or important areas downwind that could be vulnerable to wilding tree spread, including identified Areas of Significant Biodiversity Value (ASBV).

10.5.3 Assessment of contraventions of performance standards in the natural environment section

Activity		Matters of discretion	Guidance on the assessment of resource consents
		b. Effects on natural character of the coast	<i>Relevant objectives and policies:</i> i. Objective 10.2.3 ii. The risk of wilding tree establishment in Outstanding Natural Coastal Character (ONCC), High Natural Coastal Character (HNCC), and Natural Coastal Character (NCC) overlay zones is insignificant (Policy 10.2.3.12). <i>General assessment guidance:</i> iii. See Rule 10.5.3.11.a.iii. <i>Potential circumstances that may support a consent application include:</i> iv. There are no coastal character overlay zones downwind that could be vulnerable to wilding tree spread.
		c. Effects on landscape values	<i>Relevant objectives and policies:</i> i. Objective 10.2.5 ii. The risk of wilding tree establishment in Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL) and Significant Natural Landscape (SNL) overlay zones is insignificant (Policy 10.2.5.15). <i>General assessment guidance:</i> iii. See Rule 10.5.3.11.a.iii. <i>Potential circumstances that may support a consent application include:</i> iv. There are no landscape overlay zones downwind that could be vulnerable to wilding tree spread.
AA.	All performance standard contraventions by any network utility activity that forms part of the National Grid, and any ancillary activities including earthworks and vegetation clearance	a. Effects on biodiversity values and natural character of riparian margins and the coast	<i>Relevant objectives and policies</i> i. The objective and policies referenced below apply, in addition to the objectives and policies referenced elsewhere in Rule 10.5.3: 1. Objective 5.2.X. 2. Policies 5.2.X.1, 5.2.X.2, 5.2.X.3.
		b. Effects on public access	
		c. Effects on biodiversity values	

Rule 10.6 Assessment of Restricted Discretionary Activities

10.6.3 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All restricted discretionary activities that are linked to Section 10.6	a. Positive effects on biodiversity values or the natural character of the coast	<i>Relevant objectives and policies:</i> i. Objectives 10.2.1, 10.2.2, 10.2.3 ii. Conservation activity is encouraged in all zones (Policy 10.2.1.5). iii. Conservation activity is encouraged in coastal and riparian margins (Policy 10.2.2.1). <i>General assessment guidance:</i> iv. In assessing positive effects on biodiversity values, Council will take into account the extent to which indigenous vegetation and habitats are proposed to be retained or restored in a way that contributes to increased resilience, buffering and/or connectivity. <i>Potential circumstances that may support a consent application include:</i> v. The development incorporates conservation activity that will have significant positive effects on biodiversity or natural character values.
2.	• Earthworks - large scale that exceed scale thresholds within 20m of a water body or MHWS (rural zones or Invermay and Hercus Zone) • Earthworks - large scale that exceed scale thresholds within 5m of a water body or MHWS (all other zones)	a. Effects on biodiversity values and natural character of riparian margins and the coast	<i>General assessment guidance:</i> i. Earthworks - large scale (that are treated as large scale because they exceed the small scale thresholds in Rule 8A.5.1 for earthworks near a water body or MHWS) will be assessed based on the related consent requirements linked to earthworks - large scale within the setback from coast and water bodies (Rule 10.3.3 Setback from Coast and Water Bodies). See assessment guidance in Rule 10.5.3.10.
		b. Effects on public access	<i>General assessment guidance:</i> i. Earthworks - large scale (that are treated as large scale because they exceed the small scale thresholds in Rule 8A.5.1 for earthworks near a water body or MHWS) will be assessed based on the related consent requirements linked to earthworks - large scale within the setback from coast and water bodies (Rule 10.3.3 Setback from Coast and Water Bodies). See assessment guidance in Rule 10.5.3.10.

10.6.3 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
3.	Earthworks - large scale in rural zones	a. Effects on biodiversity values	<i>Relevant objectives and policies:</i> i. Objective 10.2.1. ii. Biodiversity values are maintained or enhanced (Policy 10.2.1.1). iii. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either: 1. Policy 10.2.1.X is met; or 2. in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met.

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
4. Indigenous vegetation clearance - large scale (<u>recreation</u>, rural and rural residential zones, outside scheduled Areas of Significant Biodiversity Value) {Change Rec2}	a. Effects on biodiversity values	<i>Relevant objectives and policies:</i> i. Objective 10.2.1. ii. Adverse effects on biodiversity values are avoided or, if avoidance is not practicable, no more than minor (Policy 10.2.1.6). iii. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either: 1. Policy 10.2.1.X is met; or 2. in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. <i>Potential circumstances that may support a consent application include:</i> iv. The clearance is of a non-local indigenous species that has extended beyond its range. v. The clearance is part of conservation activity involving the clearance of indigenous species and replacement by other indigenous species. vi. The clearance is of indigenous vegetation that is diseased and unlikely to regain health and viability. vii. An ecological assessment supporting the clearance is supplied with the application (see Rule 10.9.2 Special Information Requirements).

10.6.3 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
5.	All subdivision activities	a. Effects on biodiversity values and the natural character of riparian margins and the coast	<i>Relevant objectives and policies:</i> i. Objectives 10.2.1, 10.2.2 ii. The subdivision design will ensure any future land use or development will: 1. maintain or enhance, on an on-going basis, biodiversity values (Policy 10.2.1.11.a); 2. protect any areas of significant indigenous vegetation and the significant habitats of indigenous fauna (Policy 10.2.1.11.b); and 3. be in accordance with policies 10.2.1.X, 10.2.1.Y and 10.2.1.8 (Policy 10.2.1.11.c). iii. General subdivision adjacent to water bodies and the coast maintains or enhances the following values, including through provision of an esplanade reserve or esplanade strip in identified locations: 1. biodiversity values of riparian margins and the coast; 2. the water quality and aquatic habitats of the water body or coast; and 3. the natural functioning of the adjacent sea or water body (Policy 10.2.2.7). <i>Potential circumstances that may support a consent application include:</i> iv. The subdivision is designed to maximise the opportunities for protection or enhancement of important natural environment values on the site, including but not limited to, indigenous vegetation or other habitat, for example through: 1. retaining indigenous vegetation on a single site, under single ownership; and 2. fencing of indigenous vegetation. v. A legal mechanism (such as a covenant) is offered by the applicant to protect indigenous vegetation. vi. The subdivision is designed to minimise any adverse effects from drainage on water bodies, including by minimising impermeable surfaces near open water bodies. vii. In the rural zones, subdivisions are designed to maintain natural overland flow paths and natural hydrology. <i>General assessment guidance:</i> viii. Threatened indigenous vegetation includes those species listed in Appendix 10A. <i>Conditions that may be imposed include:</i> ix. A building platform may be required to be constructed

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
		ix. A building platform may be required to be registered against the title by way of consent notice.
	b. Effects on public access	<i>Relevant objectives and policies:</i> i. Objective 10.2.4. ii. Subdivision of land enhances public access to the natural environment through: 1. requiring an esplanade reserve or esplanade strip of an appropriate width and location adjacent to identified water bodies and the coast; and 2. where practicable, providing opportunities for access in other areas where this will enhance recreational opportunities, particularly through connecting to and expanding the existing tracks network or utilising adjacent unformed legal roads (Policy 10.2.4.3). <i>Potential circumstances that may support a consent application include:</i> iii. Unformed legal roads will be fenced to maintain or enhance public access, or other mechanisms are proposed to enhance public access. iv. A management plan is provided for on-going pest and weed control on areas set aside for public access. <i>General assessment guidance:</i> v. Council will consider the positive effects for public access provided by the subdivision, including those that are additional to any esplanade reserve or esplanade strip requirements that apply.
6. In the ONCC or HNCC overlay zones: • Shelterbelts and small woodlots • Earthworks - large scale (that exceed scale thresholds for an ONCC, HNCC) • Network utility structures - large scale (amateur radio configurations only) • Network utility structures - small scale • Public artworks - large scale	a. Effects on natural character of the coast	<i>Relevant objectives and policies:</i> i. Objective 10.2.3 ii. Adverse effects of shelterbelts and small woodlots, network utility structures - large scale (amateur radio configurations only), earthworks - large scale, transportation activities, and public amenities on the natural character values identified in Appendix A5 are insignificant (Policy 10.2.3.3). iii. Adverse effects of network utility structures - small scale on the natural character values identified in Appendix A5 are insignificant or, where there are no practicable alternatives, adequately mitigated (Policy 10.2.3.4). iv. The design of the subdivision and any future land use or development will: 1. preserve or enhance, on an on-going basis, the natural character values identified in Appendix A5; and

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
General subdivision		2. be in accordance with policies 10.2.3.1, 10.2.3.2, 10.2.3.3 and 10.2.3.4 (Policy 10.2.3.7). v. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either: - Policy 10.2.1.X is met; or - in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. <i>General assessment guidance:</i> vi. The assessment will consider the natural character values outlined in Appendix A5. vii. All development in an ONCC or HNCC overlay zone will consider the effects on biodiversity. viii. The assessment of resource consent applications for subdivision activities will consider any landscape assessment provided with the application (see Special Information Requirements - Rule 10.9.1). ix. The assessment will consider the appropriateness of the building platforms identified, as required by Rule 10.8.1. <i>Potential circumstances that may support a consent application include:</i> x. Development is associated with conservation. xi. For utilities activities: - The network utility is co-located with existing buildings or network utility structures. - It is essential for the activity to locate on the feature to ensure the ongoing operation of a network utility service. - Landscaping or other forms of screening (where appropriate) will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints. - Solar panels and other structures use a design and/or materials that minimise reflectivity and glare as far as practicable.

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
		<i>Conditions that may be imposed include:</i> xii. For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place.

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
7. In the NCC Overlay Zone: • Crematoriums • Forestry • Indigenous vegetation clearance - large scale • Earthworks - large scale (that exceed the scale thresholds for an NCC)	a. Effects on natural character of the coast	<i>Relevant objectives and policies:</i> i. Objectives 10.2.1, 10.2.3 ii. Adverse effects on the natural character values identified in Appendix A5 are avoided or, if avoidance is not practicable, are no more than minor (Policy 10.2.3.5). iii. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either: 1. Policy 10.2.1.X is met; or 2. in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. <i>General assessment guidance:</i> iv. The assessment will consider the natural character values outlined in Appendix A5. v. For forestry, in assessing effects on natural character values, the Council will consider the extent to which the activity follows the design guidelines in Appendix A11.3. <i>Potential circumstances that may support a consent application include:</i> vi. The activity incorporates key design elements as set out in Appendix A5. vii. Development is associated with conservation. viii. For indigenous vegetation clearance, an ecological assessment supporting the clearance is supplied with the application (see Rule 10.9.2 Special Information Requirements). <i>Conditions that may be imposed include:</i> ix. For forestry, conditions on the siting, scale, species and/or layout of forestry blocks. x. For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place.

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
8. In the NCC Overlay Zone: • Public Artworks - large scale • Network utility poles and masts - small scale • Wind generators - small scale • Hydro generators - small scale • Solar panels - small scale	a. Effects on natural character of the coast	<i>Relevant objectives and policies:</i> i. Objectives 10.2.1, 10.2.3 ii. Adverse effects on the natural character values identified in Appendix A5 are avoided or, if avoidance is not practicable: 1. no more than minor, or 2. where there are no practicable alternative locations, adequately mitigated (Policy 10.2.3.6). iii. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either: 1. Policy 10.2.1.X is met; or 2. in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. <i>General assessment guidance:</i> iv. The assessment will consider the natural character values outlined in Appendix A5. v. Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.9.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity. <i>Potential circumstances that may support a consent application include:</i> vi. For utilities activities: 1. The network utility is co-located with existing buildings or network utility structures. 2. Landscaping or other forms of screening (where appropriate) will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints. 3. Solar panels and other structures use a design and/or materials that minimise reflectivity and glare as far as practicable.

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
9. In the NCC Overlay Zone : General subdivision	a. Effects on natural character of the coast	<i>Relevant objectives and policies:</i> i. Objective 10.2.3 ii. The design of the subdivision and any future land use or development will: 1. maintain or enhance, on an on-going basis, the natural character values identified in Appendix A5; and 2. be in accordance with policies 10.2.3.5 and 10.2.3.6 (Policy 10.2.3.7). <i>General assessment guidance:</i> iii. The assessment will consider the natural character values outlined in Appendix A5. iv. The assessment will consider the appropriateness of the building platforms identified, as required by Rule 10.8.1. <i>Potential circumstances that may support a consent application include:</i> v. For subdivision activities, a landscape building platform or platforms are identified (see Rule 10.9.1 Special Information Requirements). vi. Development is associated with conservation. <i>Conditions that may be imposed include:</i> vii. For subdivision activities, a landscape building platform may be required to be registered against the title by way of consent notice (see Rule 10.9.1 Special Information Requirements).

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
10. In an ASBV: • All restricted discretionary buildings and structures activities that are linked to Section 10.6 • Earthworks - large scale (that exceed the scale thresholds for a ASBV) • Shelterbelts and small woodlots • Site development activities (except for outdoor storage, parking, loading and access, vegetation clearance, storage and use of hazardous substances) • Network utility poles and masts - small scale • Wind generators - small scale • Hydro generators - small scale • Solar panels - small scale • Network utility structures - large scale (amateur radio configurations only)	a. Effects on biodiversity values	<i>Relevant objectives and policies:</i> i. Objective 10.2.1 ii. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either: 1. Policy 10.2.1.X is met; or 2. in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. <i>Potential circumstances that may support a consent application include:</i> iii. Development is associated with conservation. iv. Measures are proposed to protect or enhance the biodiversity values of the ASBV.

10.6.3 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
11.	In an ASBV: All subdivision activities	a. Effects on biodiversity values	<i>Relevant objectives and policies:</i> i. Objective 10.2.1 ii. The subdivision design will ensure any future land use or development will: 1. maintain or enhance, on an on-going basis, biodiversity values (Policy 10.2.1.11.a); 2. protect any areas of significant indigenous vegetation and the significant habitats of indigenous fauna (Policy 10.2.1.11.b); and 3. be in accordance with policies 10.2.1.X and 10.2.1.Y (Policy 10.2.1.11.c). <i>Potential circumstances that may support a consent application include:</i> iii. Development is associated with conservation. iv. Measures are proposed to protect or enhance the biodiversity values of the ASBV.

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
12. In a UBMA: • Earthworks - large scale (that exceed scale thresholds for an UBMA) • All subdivision activities	a. Effects on biodiversity values	<i>Relevant objectives and policies:</i> - Objective 10.2.1 - Earthworks - large scale and subdivision maintain or enhance the biodiversity values of the UBMA including, but not limited to, those values listed in Appendix A10 (Policy 10.2.1.8). - Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either: - Policy 10.2.1.X is met; or - in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. - The subdivision design will ensure any future land use or development will: - maintain or enhance, on an on-going basis, biodiversity values (Policy 10.2.1.11.a); - protect any areas of significant indigenous vegetation and the significant habitats of indigenous fauna (Policy 10.2.1.11.b); and - be in accordance with policies 10.2.1.X, 10.2.1.Y and 10.2.1.8 (Policy 10.2.1.11.c). <i>Potential circumstances that may support a consent application include:</i> - Earthworks are associated with conservation.

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
13. In the ONF Overlay Zone: • Earthworks - large scale (that exceed scale thresholds for an ONF) • Shelterbelts and small woodlots • Indigenous vegetation clearance - large scale • Network utility structures - small scale • Network utility structures - large scale (amateur radio configurations only)	a. Effects on landscape values	<i>Relevant objectives and policies:</i> i. Objective 10.2.5. ii. Adverse effects of shelterbelts and small woodlots, earthworks - large scale and indigenous vegetation clearance - large scale on the landscape values of the ONF, as identified in Appendix A3, are insignificant (Policy 10.2.5.3). iii. Adverse effects of network utility structures - small scale on the landscape values of the ONF, as identified in Appendix A3 are insignificant or, where there are no practicable alternatives, adequately mitigated (Policy 10.2.5.4). <i>General assessment guidance:</i> iv. The assessment will consider the landscape values outlined in Appendix A3. <i>Potential circumstances that may support a consent application include:</i> v. For utilities activities: 1. The network utility is co-located with existing buildings or network utility structures. 2. It is essential for the activity to locate on the feature to ensure the on-going operation of a network utility service. 3. Landscaping or other forms of screening (where appropriate) will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints. <i>Conditions that may be imposed include:</i> vi. For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place. vii. Solar panels and other structures use a design and/or materials that minimise reflectivity and glare as far as practicable.

10.6.3 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
14.	In the ONF Overlay Zone: Public artworks - large scale	a. Effects on landscape values	<i>Relevant objectives and policies:</i> - Objective 10.2.5. - Any adverse effects on landscape values are: - insignificant (Policy 10.2.5.4.a); or - where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.4.b). <i>General assessment guidance:</i> - The assessment will consider the landscape values outlined in Appendix A3. - Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.9.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity.
15.	In the ONF, ONL or SNL overlay zones: General subdivision	a. Effects on landscape values	<i>Relevant objectives and policies:</i> - Objective 10.2.5. - Subdivision is designed to ensure that any future land use or development will maintain or enhance the landscape values identified in Appendix A3 and will be in accordance with policies 10.2.5.1, 10.2.5.2, 10.2.5.3, 10.2.5.4, 10.2.5.6, 10.2.5.7, 10.2.5.8 and 10.2.5.9 (Policy 10.2.5.10). <i>General assessment guidance:</i> - The assessment of resource consent applications for subdivision activities will consider any landscape assessment provided with the application (see Rule 10.9.1 Special Information Requirements). - The assessment will consider the appropriateness of the building platforms identified, as required by Rule 10.9.1. <i>Conditions that may be imposed include:</i> - For subdivision activities, a landscape building platform may be required to be registered against the title by way of consent notice (see Rule 10.9.1 Special Information Requirements).

10.6.3 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
16.	In the ONL Overlay Zone: • Forestry	a. Effects on landscape values	<i>Relevant objectives and policies:</i> i. Objective 10.2.5. ii. Any adverse effects on identified landscape values, as identified in Appendix A3, are insignificant (Policy 10.2.5.7). <i>General assessment guidance:</i> iii. The assessment will consider the landscape values outlined in Appendix A3. iv. For forestry, in assessing effects on landscape values, the Council will consider the extent to which the activity follows the design guidelines in Appendix A11.3. <i>Potential circumstances that may support a consent application include:</i> v. The activity incorporates key design elements as set out in Appendix A3.
17.	In the ONL Overlay Zone: • Crematoriums • Earthworks - large scale (that exceed the scale thresholds for an ONL) • Public artworks - large scale • Network utility poles and masts - small scale • Wind generators - small scale • Hydro generators - small scale • Solar panels - small scale	a. Effects on landscape values	<i>Relevant objectives and policies:</i> i. Objective 10.2.5. ii. Any adverse effects on landscape values are: 1. insignificant (Policy 10.2.5.8.a); or 2. where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.8.b). <i>General assessment guidance:</i> iii. The assessment will consider the landscape values outlined in Appendix A3. iv. Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.9.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity.

10.6.3 Assessment of restricted discretionary activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
18. In the SNL Overlay Zone: • Crematoriums • Forestry • Earthworks - large scale (that exceed the scale thresholds for an SNL) • Public artworks - large scale • Network utility poles and masts - small scale • Wind generators - small scale • Hydro generators - small scale • Solar panels - small scale	a. Effects on landscape values	<i>Relevant objectives and policies:</i> i. Objective 10.2.5. ii. Any adverse effects on landscape values, as identified in Appendix A3, are avoided or, if avoidance is not practicable: 1. no more than minor (Policy 10.2.5.9.a), or 2. where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.9.b). <i>General assessment guidance:</i> iii. The assessment will consider the landscape values outlined in Appendix A3. iv. Council will generally only consider activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.9.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity. v. For forestry, in assessing effects on landscape values, the Council will consider the extent to which the activity follows the design guidelines in Appendix A11.3. <i>Potential circumstances that may support a consent application include:</i> vi. The activity incorporates key design elements as set out in Appendix A3. vii. Landscaping or other forms of screening will be used to reduce the visibility of development from surrounding properties and public viewpoints. viii. For utilities activities: 1. The network utility is co-located with existing buildings or network utility structures. 2. The activity is associated with the operation of the National Grid. 3. Landscaping or other forms of screening (where appropriate) will be used to reduce the visibility of the network utility from surrounding properties and public viewpoints. ix. For earthworks - large scale, requirements for batter gradients to be re-vegetated or screened by vegetation if visible from a public place.

10.6.3 Assessment of restricted discretionary activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
19.	Any restricted discretionary network utility activity that forms part of the National Grid, and any ancillary activities including earthworks and vegetation clearance	a. Effects on biodiversity values and natural character of riparian margins and the coast	Relevant objectives and policies: i. The following objective and policies referenced below apply, in addition to the objectives and policies referenced elsewhere in Rule 10.6.3: 1. Objective 5.2.X. 2. Policies 5.2.X.1, 5.2.X.2, 5.2.X.3.
		b. Effects on public access	
		c. Effects on biodiversity values	
		d. Effects on natural character of the coast	
		e. Effects on landscape values	
20.	Network utility structures - large scale provided for in Rule 5.3.2.16.a and Rule 5.3.2.16.b (rural, rural residential and recreation zones only)	a. Effects on biodiversity values	Relevant objectives and policies: i. Objective 10.2.1. ii. Biodiversity values are maintained or enhanced (Policy 10.2.1.1). iii. Only allow network utility structures - large scale and any activities ancillary to these, including earthworks and vegetation clearance, to locate in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), where either Policy 10.2.1.X or Policy 10.2.1.Y is met (Policy 10.2.1.X, Policy 10.2.1.Y).

Rule 10.7 Assessment of Discretionary Activities

10.7.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents

10.7.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
1. All discretionary activities that are linked to Section 10.7, including but not limited to the activities listed below	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 10.2.1 - 10.2.5 b. Objective 2.2.3 c. Activities maintain or enhance biodiversity values (Policy 10.2.1.1). d. NA i. NA ii. NA iii. NA Y. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either: i. Policy 10.2.1.X is met; or ii. in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. e. Activities adjacent to water bodies and the coast: i. in the coastal environment, preserve natural character and protect biodiversity values or, where this is not practicable in the case of network utility activities, maintain or enhance natural character and biodiversity values; and ii. outside the coastal environment, maintain or enhance the biodiversity values and natural character of riparian margins (Policy 10.2.2.6). <i>Potential circumstances that may support a consent application include:</i> f. For discretionary land use activities, whether any associated buildings or structures meet relevant development performance standards, or otherwise achieve the relevant policies for development (See Rule 10.5 for performance standard contraventions). All relevant land use performance standards are met, including noise and light spill standards. g. The development incorporates conservation activity that will have significant positive effects on biodiversity or natural character values. h. A management plan is provided for weed and pest control in areas of indigenous vegetation or the habitat of indigenous fauna.

10.7.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
	<i>General assessment guidance</i> X. In assessing positive effects on biodiversity values, Council will take into account the extent to which indigenous vegetation and habitats are proposed to be retained or restored in a way that contributes to increased resilience, buffering and/or connectivity. i. NA j. 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. k. In assessing whether an activity meets Policy 10.2.1.X or Policy 10.2.1.Y (as applicable), Council will consider whether the area affected meets one or more of the criteria set out in Policy 2.2.3.2. l. In assessing the appropriateness of any proposed biodiversity offset or environmental compensation, in addition to Policy 2.2.3.6 or Policy 2.2.3.7, Council will consider the Guidance on Good Practice Biodiversity Offsetting in New Zealand (NZ Government, 2014). m. In the case of solar panels - large scale, Council will consider whether structures are designed to decrease the attractiveness of panels to polarotactic insects (i.e. insects that use polarised light as a cue to navigation). n. In assessing effects on landscape values or on the natural character of the coast, Council will consider the extent to which the activity follows any relevant design guidelines in Appendix A11.

10.7.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
2. • Natural hazard mitigation earthworks • Natural hazard mitigation structures	<i>Relevant objectives and policies (priority considerations):</i> - Objectives 10.2.2, 10.2.4 - Natural hazard mitigation earthworks or natural hazard mitigation structures maintain or enhance public access to the coast and riparian margins (Policy 10.2.4.4). - Natural hazard mitigation earthworks and natural hazard mitigation structures are only allowed where: - in the coastal environment, natural character is preserved and biodiversity values are protected; or - outside the coastal environment, the biodiversity values and natural character of riparian margins are maintained or enhanced; or - where there are no practicable alternatives, effects are adequately mitigated (Policy 10.2.2.8). <i>General assessment guidance:</i> - In assessing effects on public access to the coast and riparian margins, Council will consider any relevant circumstances listed in the New Zealand Coastal Policy Statement 2010 or the Regional Policy Statement for Otago that may support restriction of public access.
3. In the ONF Overlay Zone: • Natural hazard mitigation activities • Transportation activities	<i>Relevant objectives and policies (priority considerations):</i> - Objective 10.2.5 - Any adverse effects on the values identified in Appendix A3 are: - insignificant, or - where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.4) <i>General assessment guidance:</i> - Council will generally only consider natural hazard mitigation activities to have no practicable alternative locations where the activity that is the most effective and appropriate way of avoiding or mitigating the risk of a natural hazard needs to locate at a certain site to be able to mitigate the hazard. - Council will generally only consider other activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.9.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity.

10.7.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
4. In the SNL or ONL overlay zones: • Network utility structures - large scale • Substations • Natural hazard mitigation activities • Transportation activities • Mining (SNLs only) • Landfills (SNLs only)	<i>Relevant objectives and policies (priority considerations):</i> - Objective 10.2.5 - Adverse effects on the landscape values of the SNL, as identified in Appendix A3, are avoided or, where avoidance is not practicable: - no more than minor; or - where there are no practicable alternative locations, adequately mitigated. (Policy 10.2.5.9). - Any adverse effects on the landscape values of the ONL, as identified in Appendix A3, are: - insignificant; or - where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.8). <i>General assessment guidance:</i> - Council will generally only consider natural hazard mitigation activities to have no practicable alternative locations where the activity that is the most effective and appropriate way of avoiding or mitigating the risk of a natural hazard needs to locate at a certain site to be able to mitigate the hazard. - Council will generally only consider other activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.9.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity.

10.7.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
5. In an ASBV: • Rural tourism - large scale (rural zones) • Rural research - large scale outside the Invermay Farm mapped area (rural zones) • Community and leisure - large scale (rural zones) • Sport and recreation (including commercial activities ancillary to sport and recreation) (rural and recreation zones) • Network utility structures - large scale (excluding amateur radio configurations) • Substations • Transportation activities • Natural hazard mitigation activities • <u>Indigenous vegetation clearance - large scale within the 3 Waters infrastructure mapped area (Rule 10.3.2.1.e.X) {Change NE7}</u>	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 10.2.1 b. NA X. Only allow land use, development and city-wide activities in areas of indigenous vegetation and/or habitats of indigenous fauna that meet the significance criteria in Policy 2.2.3.2, including but not limited to scheduled Areas of Significant Biodiversity Value (ASBVs), either: - Policy 10.2.1.X is met; or - in the case of new roads or additions or alterations to existing roads (roads of national or regional importance only), buildings and structures that form part of rail infrastructure, airport activities, port activities, network utility activities, mining, mineral prospecting and mineral exploration, and any activities ancillary to these, including earthworks and vegetation clearance, Policy 10.2.1.Y is met. <i>Potential circumstances that may support a consent application include:</i> c. Sport and recreation that involves motor vehicles takes place on existing formed roads.
6. In the ONCC and HNCC overlay zones: • Transportation activities	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 10.2.3 b. Any adverse effects on the values identified in Appendix A5 are insignificant (Policy 10.2.3.3).
7. In the ONCC and HNCC overlay zones: • Natural hazard mitigation activities	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 10.2.3 b. Any adverse effects on the values identified in Appendix A5 are: - insignificant, or - where there are no practicable alternative locations, adequately mitigated (Policy 10.2.3.4). <i>General assessment guidance:</i> c. Council will generally only consider natural hazard mitigation activities to have no practicable alternative locations where the activity that is the most effective and appropriate way of avoiding or mitigating the risk of a natural hazard needs to locate at a certain site to be able to mitigate the hazard.

10.7.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
8. In the NCC Overlay Zone: • Mining • Landfills	<i>Relevant objectives and policies (priority considerations):</i> - Objective 10.2.3 - Any adverse effects on the natural character values, as identified in Appendix A5, are avoided or, where avoidance is not practicable, no more than minor (Policy 10.2.3.5).
9. In the NCC Overlay Zone: • Network utility structures - large scale • Substations • Natural hazard mitigation activities • Transportation activities	<i>Relevant objectives and policies (priority considerations):</i> - Objective 10.2.3 - Any adverse effects on the values identified in Appendix A5 are avoided or, if avoidance is not practicable: - no more than minor, or - where there are no practicable alternative locations, adequately mitigated (Policy 10.2.3.6). <i>General assessment guidance:</i> - Council will generally only consider natural hazard mitigation activities to have no practicable alternative locations where the activity that is the most effective and appropriate way of avoiding or mitigating the risk of a natural hazard needs to locate at a certain site to be able to mitigate the hazard. - Council will generally only consider other activities to have no practicable alternative locations where an assessment that meets the requirements set out in Rule 10.9.4 demonstrates that the proposed site, including any proposed mitigation measures, is the option that has the least impact on the values of the overlay, while meeting the operational needs of the activity.

11.1 Introduction

11.1.3 Hazard provisions sensitivity classification

For the purpose of the hazard provisions, activities are categorised as natural hazards sensitive activities, natural hazards potentially sensitive activities or natural hazards least sensitive activities as follows:

Table 11.1.3A Hazard sensitivity

Hazard provisions sensitivity classification	Activities
Natural hazards sensitive activities	• Cemeteries • Crematoriums • Registered health practitioners Healthcare {Change D16} • Early childhood education • Hospital • Landfills • Marae-related activities • Prisons or detention centres • Residential activities (excluding working from home that do not involve additional people on-site) • Schools • Visitor accommodation
Natural hazards potentially sensitive activities	• Airport • Campus • Community and leisure (excluding marae-related activities) • Commercial activities (excluding visitor accommodation; registered health practitioners; and commercial advertising) {Change D16} • Intensive farming • Industrial activities • Invermay/Hercus • Major recreation facility • Mining • New Zealand Marine Studies Centre • Port • Rural tourism - large scale • Rural research - large scale • Sport and recreation • Taieri Aerodrome

Hazard provisions sensitivity classification	Activities
Natural hazards least sensitive activities	All other activities not specifically listed above as natural hazards sensitive activities or natural hazards potentially sensitive activities.

11.3.2 Maximum Area of Vegetation Clearance in the Hazard Overlay Zones

1. In the Hazard 1 (land instability) or Hazard 2 (land instability) Overlay Zones, the maximum area of vegetation clearance is 50m² per site, per year, except that, on sites that are located within rural zones, more than one area up to 50m² may be cleared if one of the following situations apply:
 - a. the area to be cleared is located at least 400m from any other area of vegetation clearance on the same site; or
 - b. the area to be cleared is located within 400m of another area of vegetation clearance on the same site, but the other area is not located within the same Hazard 1 (land instability) or Hazard 2 (land instability) Overlay Zone.
2. This standard does not apply to vegetation clearance as part of any of the following:
 - a. the erection, maintenance or alteration of fences (including gates) where the vegetation clearance is no more than 3m in width; {Change NE3}
 - b. the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, firebreaks or roads;
 - c. the construction of tracks up to 2m in width where the vegetation clearance is no more than 3m in width; {Change NE3}
 - d. clearance of areas that, within the last 10 years, have been cultivated or clear of vegetation; or
 - e. removal of pest plant species listed in Appendix 10B, or of grasses or plant species with a root depth of less than 30cm, provided that the area is replanted within 3 months.
3. For the purposes of this standard:
 - a. the area to be cleared will be measured from stems at ground level; and
 - b. the time period will be measured as the total clearance over any calendar year.
4. Vegetation clearance must not occur in the **dune system mapped area** except vegetation clearance as part of any of the following is exempt from this standard:
 - a. planting of indigenous species as part of a conservation activity;
 - b. the maintenance or alteration of fences (including gates);
 - c. the maintenance (but not extension) of existing network utilities, irrigation infrastructure, tracks, drains, structures, firebreaks or roads;
 - d. vegetation clearance that is consistent with or provided for as part of a conservation management strategy, conservation management plan, reserve management plan or covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987; or
 - e. removal of pest plant species listed in Appendix 10B, or of grasses or plant species with a root depth of less than 30cm, provided that the area is replanted within 3 months.
5. Activities that contravene this performance standard are restricted discretionary activities.

Rule 11.4 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

11.4.2 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. All performance standard contraventions		<i>Potential circumstances that may support a consent application include:</i> - The risks from natural hazards will be no more than low when assessed against the guidance provided in Table 11.1.2A, taking into account site or area specific factors, including the elevation of the site or the topography of the area. <i>General assessment guidance:</i> - Where more than one standard is contravened, the combined effects of the contraventions will be considered. - In balancing consideration of the objectives and policies related to reducing risk and those related to general amenity (for example height or setbacks), greater weight will usually be placed on reducing risk. - In assessing the risks from natural hazards, Council will consider: - how the risk from natural hazards may worsen over time due to climate change; and - the policies of the New Zealand Coastal Policy Statement 2010 in terms of acceptable levels of risk. - In assessing the appropriateness of alternative mitigation measures: - consideration will be given to their potential effectiveness, in the short to longer term; - preference will be given to non-structural solutions, over engineering or structural solutions, where practicable; - mitigation measures that rely on significant capital investment or requirements for ongoing maintenance by the DCC or Otago Regional Council will generally not be seen as appropriate; and - any mitigation measures that may result in more than negligible adverse effects on biodiversity values, more than minor adverse effects on access to the coast, or significant effects on amenity or natural coastal sedimentation processes, will generally not be seen as appropriate. - Council will consider the findings of any report by a suitably qualified person, where required (see Special Information Requirements - Rule 11.8.1).

11.4.2 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
2. Hazard exclusion areas (Rule 11.3.1.1) swale mapped area (residential zones and Rural Centre Zone only)	a. Risk from natural hazards	<i>Relevant objectives and policies:</i> i. Objective 11.2.1 ii. Development activities and public amenities in a swale mapped area do not obstruct or impede water, or cause water to be diverted out of a swale, during a flood hazard event (Policy 11.2.1.9). <i>Potential circumstances that may support a consent application include:</i> iii. An assessment by a suitably qualified person has established that the development will not obstruct or impede water in a flood hazard event, and not cause water to be diverted out of the swale.
3. Hazardous substances quantity limits and storage requirements (Rule 9.3.4)	a. Risk from natural hazards	<i>Relevant objectives and policies:</i> i. Objective 11.2.1 ii. Hazardous substances in hazard 1, hazard 1A and hazard 2 overlay zones and class 8 corrosives (GHS category 1, 1A, 1B and 1C) or class 9 ecotoxics (GHS hazardous to the terrestrial environment and hazardous to the aquatic environment category 1, 2, 3 and 4) hazardous substances in the hazard 3 overlay zones are stored in a manner that ensures the risk from natural hazards is avoided, or is no more than low (Policy 11.2.1.7). <i>Potential circumstances that may support a consent application include:</i> iii. An assessment by a suitably qualified person has established an appropriate manner of storage.
4. Maximum area of vegetation clearance in the hazard overlay zones	a. Risk from natural hazards	<i>Relevant objectives and policies:</i> i. Objective 11.2.1 ii. In a Hazard 1 (land instability) or Hazard 2 (land instability) Overlay Zone, or dune system mapped area, the scale and type of vegetation clearance will ensure the risk from erosion or land instability is avoided, or is no more than low (Policy 11.2.1.13). <i>Potential circumstances that may support a consent application include:</i> iii. A report by a suitably qualified person confirms that the risk from the vegetation clearance will be no more than low. iv. The area is to be replanted with species that will have equal or greater positive effects in terms of land stability and erosion control.

11.4.2 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Outdoor storage	a. Risk from natural hazards	<i>Relevant objectives and policies:</i> i. Objective 11.2.1 ii. In the hazard 1 and 1A (flood) overlay zones, outdoor storage is designed, managed, and located so that potentially dangerous materials will not be mobilised in a flood; and materials will not obstruct or impede flood water (Policy 11.2.1.5).
6.	Relocatable buildings	a. Risk from natural hazards	<i>Relevant objectives and policies:</i> i. Objective 11.2.1 ii. In the Hazard 3 (coastal) Overlay Zone, new buildings containing residential activity on the ground floor are relocatable, unless site constraints mean this is not practicable (Policy 11.2.1.8).
7.	Setback from coast and water bodies (<u>Rules 10.3.3.1 - 10.3.3.5</u>) {Change Res13}	a. Risk from natural hazards	<i>Relevant objectives and policies:</i> i. Objective 11.2.1 ii. New buildings, structures, storage and use of hazardous substances, network utility activities, and earthworks - large scale are set back an adequate distance from water bodies so that the risk from natural hazards, including from erosion and flooding, is avoided, or is no more than low (Policy 11.2.1.14). <i>Potential circumstances that may support a consent application include:</i> iii. A site specific assessment by a suitably qualified person has established an appropriate alternative setback.

12.2 Objectives and Policies

Objective 12.2.1

Land within the Residential Transition Overlay Zone (RTZ) is able to be released and developed in a coordinated way as residential zoned land, in advance of the need for additional residential capacity to accommodate growth.

Policy 12.2.1.1	In the Residential Transition Overlay Zone (RTZ) provide for land to transition to residential zoned land through a certification process by the Chief Executive Officer or their delegate when: a. water supply, wastewater and stormwater infrastructure capacity is sufficient to support the additional residential development <u>or a private development agreement between the DCC and the developer on the method, timing and funding of any necessary 3 waters public infrastructure is in place</u>; and {Change Res20} b. an agreement between the DCC and the developer on the method, timing and funding of any necessary transportation infrastructure is in place.
Policy 12.2.1.2	Avoid landfills and mining activity or other activities that may otherwise inhibit future use of Residential Transition Overlay Zone (RTZ) land for residential activity, including by creating contaminated land, unless the activities will be designed or located to have no more than minor potential adverse effects on the future use of the land for residential activities.
Policy 12.2.1.3	Only allow forestry and intensive farming in the Residential Transition Overlay Zone (RTZ) where these activities will not inhibit future use of the land for residential activity.
Policy 12.2.1.4	Only allow subdivision activities where: a. after land has been released, it is in accordance with the objectives and policies of the specified future residential zone; or b. prior to land being released, the subdivision will not undermine or inhibit the future development of the area at the intended future residential density.

Objective 12.2.4

Future residential growth areas are developed in a way that achieves the Plan's strategic directions for:

- a. facilities and spaces that support social and cultural well-being (Objective 2.3.3);
- b. indigenous biodiversity (Objective 2.2.3);
- c. environmental performance and energy resilience (Objective 2.2.2);
- d. form and structure of the environment (Objective 2.4.1);
- e. a compact and accessible city (Objective 2.2.4);
- f. efficient public infrastructure (Objective 2.7.1);
- g. land, facilities and infrastructure that are important for economic productivity and social well-being (Objective 2.3.1); and
- h. heritage (Objective 2.4.2).

Policy 12.2.4.1	Only allow subdivision in a new development mapped area where it will provide or otherwise ensure good access to outdoor recreation opportunities (including playgrounds) and, where possible, opportunities for <u>off-road cycling and walking recreation</u> tracks within and between different residential developments and connecting to community facilities and services. {Change CP11}

Objective 12.2.4

Future residential growth areas are developed in a way that achieves the Plan's strategic directions for:

- a. facilities and spaces that support social and cultural well-being (Objective 2.3.3);
- b. indigenous biodiversity (Objective 2.2.3);
- c. environmental performance and energy resilience (Objective 2.2.2);
- d. form and structure of the environment (Objective 2.4.1);
- e. a compact and accessible city (Objective 2.2.4);
- f. efficient public infrastructure (Objective 2.7.1);
- g. land, facilities and infrastructure that are important for economic productivity and social well-being (Objective 2.3.1); and
- h. heritage (Objective 2.4.2).

Policy 12.2.4.2	Only allow subdivision in a new development mapped area where the subdivision is designed to ensure any future land use and development will protect, and where necessary restore, any water bodies, areas of important indigenous vegetation or habitats of indigenous fauna, or other areas with important natural environment values.
Policy 12.2.4.3	Only allow subdivision in a new development mapped area where the subdivision layout and orientation provides for houses to be designed with good solar access to living areas and outdoor living spaces.
Policy 12.2.4.4	Only allow subdivision in a new development mapped area where the subdivision will provide adequate areas of amenity planting (including but not limited to street trees) and public amenities to ensure an attractive residential environment.
Policy 12.2.4.5	Only allow subdivision in a new development mapped area where the subdivision design ensures the efficient use of land, while also achieving the other elements of Objective 12.2.4.
Policy 12.2.4.6	Only allow subdivision in a new development mapped area where the subdivision design will enable any new or upgraded electricity or telecommunications network utilities necessary to service the anticipated future development to be efficiently and effectively provided by network utility operators.
Policy 12.2.4.7	Only allow subdivision in a new development mapped area where the subdivision design (including any associated off-site access and infrastructure) maintains or enhances any significant heritage values.

12.3 Rules for Transition Overlay Zones

Rule 12.3.1 Release of Land in the Residential Transition Overlay Zone (RTZ)

1. In a Residential Transition Overlay Zone (RTZ), other than the RTZ listed in Rule 12.3.4, the provisions of the specified future residential zone will apply to any part of that zone that is "released" by the Chief Executive Officer or their delegate certifying that the requirements in Rule 12.3.1.2.a and 12.3.1.2.b are met.
2. The Chief Executive Officer or their delegate must certify to release land in a Residential Transition Overlay Zone (RTZ) following receipt of an application demonstrating that:
 - a. **the DCC has published a statement on its website that for 3 waters public infrastructure, any of the following criteria are met:**
 - i. **the DCC has published a statement on its website that further development within the Residential Transition Overlay Zone will meet the following criteria, demonstrated by**

modelling using accepted industry practice:

1. fire flows within the piped treated water network servicing the Residential Transition Overlay Zone meet the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ 4509:2008);
 2. water pressure within the piped treated water network servicing the Residential Transition Overlay Zone is maintained between 300-900 kPa; and
 3. surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (10% AEP) within the wastewater network necessary for the servicing of potential development that is being released; or
- ii. the DCC has published a statement on its website that a contract has been awarded that will ensure any necessary infrastructure upgrades required to meet the tests in Rule 12.3.1.2.a.i are completed within three years; and/or
 - iii. a private development agreement between the DCC and developer on the method, timing and funding of any necessary 3 waters public infrastructure is in place; and
{Change Res20}

- b. an agreement between the DCC and the developer on the method, timing and funding of any necessary transportation infrastructure is in place.

3. Areas that have a Residential Transition Overlay Zone may be released in whole or in part, and where more areas are requested to be released than can meet the criteria above, they will be released on a first come first served basis following an application to the Chief Executive Officer or their delegate that meets the criteria outlined in Rule 12.3.1.
4. The statement on water supply and wastewater infrastructure capacity may specify the number of additional dwellings for which there is infrastructure capacity.

12.X Assessment of Restricted Discretionary Activities

12.X.2 Assessment of restricted discretionary activities in a Transition Overlay Zone or mapped area

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. In a Residential Transition Overlay Zone (RTZ) (prior to release): • General subdivision	a. Effects on future urban development	<i>Relevant objectives and policies:</i> i. Objective 12.2.1. ii. Subdivision activities prior to land being released will not undermine or inhibit the future development of the area at the intended residential density (Policy 12.2.1.4).
2. In a Harbourside Edge Transition Overlay Zone (HETZ) (prior to release): • Subdivision activities	a. Effects on future urban development	<i>Relevant objectives and policies:</i> i. Objective 12.2.2. ii. Subdivision activities prior to land being released will not undermine or inhibit the future development of the area as Harbourside Edge-zoned land (Policy 12.2.2.2).

12.X.2 Assessment of restricted discretionary activities in a Transition Overlay Zone or mapped area

Activity		Matters of discretion	Guidance on the assessment of resource consents
3.	In an Industrial Transition Overlay Zone (IndTZ) (prior to release): • General subdivision	a. Effects on future urban development	<i>Relevant objectives and policies:</i> i. Objective 12.2.3. ii. Subdivision activities prior to land being released will not undermine or inhibit the future development of the area as Industrial-zoned land (Policy 12.2.3.2).
4.	In a Residential Transition Overlay Zone (RTZ) (prior to release): • Forestry	a. Effects on future urban development	<i>Relevant objectives and policies:</i> i. Objective 12.2.1. ii. Forestry will not inhibit future use of the land for residential activity (Policy 12.2.1.3). <i>General assessment guidance:</i> iii. Council will consider the location and scale of the activity in assessing the likelihood that the activity may render the site, or any surrounding sites that are zoned as RTZ, unable to be developed as residential zoned land when required.
5.	In a new development mapped area: • All subdivision activities	a. Whether subdivision design supports energy efficient housing	<i>Relevant objectives and policies:</i> i. Objective 12.2.4. ii. The subdivision layout and orientation provides for houses to be designed with good solar access to living areas and outdoor living spaces (Policy 12.2.4.3).

12.X.2 Assessment of restricted discretionary activities in a Transition Overlay Zone or mapped area

Activity	Matters of discretion	Guidance on the assessment of resource consents
	b. Provision for amenity planting and public amenities	<i>Relevant objectives and policies:</i> i. Objective 12.2.4. ii. The subdivision provides adequate areas of amenity planting (including but not limited to street trees) and public amenities to ensure an attractive residential environment (Policy 12.2.4.4). <i>General assessment guidance:</i> iii. In assessing the adequacy of amenity planting and public amenities, some of the key design elements Council will consider are whether: 1. Street trees support the road hierarchy by distinguishing main thoroughfares from local roads and are spaced at regular intervals of between 10-15m; 2. Street tree species are suitable to the local conditions in terms of shade, leaf fall, longevity, pest and disease resilience and maintenance requirements; 3. Underground services will be located clear of berm areas for planting with street trees; 4. At least 20% of berm areas will be planted as garden beds with remaining areas turfed; 5. Roundabouts, traffic medians and intersections integrate appropriate planting, designed to ensure maintenance can occur safely; and 6. Public amenities are of robust design and cater to a range of users. <i>Conditions that may be imposed include:</i> iv. Requirements for street tree and other subdivision amenity planting. v. Requirements for maintenance of planting for a specified period.

12.X.2 Assessment of restricted discretionary activities in a Transition Overlay Zone or mapped area

Activity	Matters of discretion	Guidance on the assessment of resource consents
	c. Provision of recreation spaces	<i>Relevant objectives and policies:</i> i. Objective 12.2.4. ii. The subdivision provides or otherwise ensures good access to outdoor recreation opportunities (including playgrounds) and, where possible, opportunities for offroad cycling and walking recreation tracks within and between different residential developments and connecting to community facilities and services (Policy 12.2.4.1). {Change CP11} <i>General assessment guidance:</i> iii. In assessing the requirements for recreation spaces, Council will consider the contents of the New Zealand Recreation Association Parks Categories Framework. <i>Conditions that may be imposed include:</i> iv. Location, size and shape of recreation reserves, including a minimum length of road frontage. v. A requirement to vest recreation spaces in DCC as DCC reserve. vi. Public amenities to be included in a recreation reserve. vii. A requirement for the recreation space to be developed prior to vesting in DCC.
	d. Whether subdivision design maintains or enhances areas with important natural environment values	<i>Relevant objectives and policies:</i> i. Objective 12.2.4 ii. The subdivision is designed to ensure any future land use and development will protect, and where necessary restore, any water bodies, areas of important indigenous vegetation or habitats of indigenous fauna, or other areas with important natural environment values (Policy 12.2.4.2). <i>General assessment guidance:</i> iii. In assessing water bodies, areas of important indigenous vegetation or habitats of indigenous fauna, Council will consider the presence of: 1. Areas that would meet the criteria set out in Policy 2.2.3.2 for identification of areas of significant indigenous vegetation and/or significant habitats of indigenous fauna; 2. Individual or groups of mature indigenous trees on the 2GP Important Native Tree List in Appendix 10A.3; 3. Individual or groups of exotic trees that meet the criteria in Policy 2.4.1.2 for scheduling as a significant tree (provided they are not on the 2GP Pest Plant List

12.X.2 Assessment of restricted discretionary activities in a Transition Overlay Zone or mapped area

Activity	Matters of discretion	Guidance on the assessment of resource consents
		or Otago Regional Council Regional Pest Management Plan); 4. Riparian and freshwater values of water bodies listed in Appendix 10C and the temporary or permanent tributaries of those water bodies; 5. Areas of vegetation that are part of a network of sites that cumulatively provide important habitat for indigenous biodiversity in the urban environment, or when aggregated make an important contribution to the provision of a particular ecosystem in the urban landscape context; or 6. Areas that make an important contribution to the resilience and ecological integrity of surrounding areas, or, if restored, would provide ecological connectivity or buffering for indigenous vegetation or fauna. iv. In assessing other areas with important natural environment values, Council will consider the presence of any aspects of the natural environment which make an important contribution to the sense of place or character of the landscape (provided that for vegetation, plants are not on the 2GP Pest Plant List or Otago Regional Council Regional Pest Management Plan), for example: 1. Wind breaks, orchards or established trees; 2. Exotic plant communities; or 3. Geological features <i>Conditions that may be imposed include:</i> v. A requirement to protect areas through reserve status or other legal mechanisms. vi. A requirement to undertake conservation activity.

12.X.2 Assessment of restricted discretionary activities in a Transition Overlay Zone or mapped area

Activity	Matters of discretion	Guidance on the assessment of resource consents
	e. Whether subdivision design supports efficient use of land	<i>Relevant objectives and policies:</i> i. Objective 12.2.4. ii. The subdivision design ensures the efficient use of land, while also achieving the other elements of Objective 12.2.4 (Policy 12.2.4.5). <i>General assessment guidance:</i> iii. In assessing whether a subdivision design for an NDMA ensures the efficient use of land, Council will generally expect developable sites to be at or close to the minimum site size (for either a single dwelling or duplex) or, if part of a proposed comprehensive development or staged subdivision, otherwise enable an equivalent residential development capacity considering the applicable rules and after deducting land allocated to roads, reserves, stormwater management areas and other non-developable areas. iv. Where a subdivision proposes a residential development capacity less than anticipated by clause (iii) above, Council will consider: 1. the extent to which this is required to achieve other plan objectives or policies, for example to protect on site values or manage risk from natural hazards; 2. the extent to which the slope of the parent site makes achieving a higher yield impractical; 3. how the lower yield might affect the affordability and efficient delivery of public infrastructure; and 4. how the lower yield might affect the affordability of land or housing within the subdivision.

12.X.2 Assessment of restricted discretionary activities in a Transition Overlay Zone or mapped area

Activity	Matters of discretion	Guidance on the assessment of resource consents
	f. Effects on efficient and effective operation of network utilities (electricity and telecommunications)	<i>Relevant objectives and policies:</i> i. Objective 12.2.4. ii. The subdivision design enables any new or upgraded electricity or telecommunications network utilities necessary to service the anticipated future development to be efficiently and effectively provided by network utility operators (Policy 12.2.4.6). <i>General assessment guidance:</i> iii. In determining whether Policy 12.2.4.6 is achieved, Council will consider feedback from all relevant telecommunication and electrical network utility operators on the subdivision design, undertaken by the applicant and provided with the application. iv. In assessing whether Policy 12.2.4.6 is achieved, Council will only consider whether the design enables new or upgraded network utilities that utility operators may need to install to provide services to future development enabled by the subdivision. Requirements for telecommunications and power supply service connections within subdivisions are covered by Rule 9.3.2.
	g. Whether the subdivision design (including any associated off-site access and infrastructure) maintains or enhances significant heritage values	<i>Relevant objectives and policies:</i> i. Objective 12.2.4. ii. The subdivision is designed (including any associated off-site access and infrastructure) to maintain or enhance any significant heritage values. <i>General assessment guidance:</i> iii. Where significant heritage values are identified or suspected in any area that may be developed as a result of the subdivision (including any associated off-site access and infrastructure), Council will require an assessment of those heritage values by a suitably qualified professional and a plan which indicates how the significant heritage values will be maintained or if values are to be diminished by aspects of the activity why there is no practicable alternative to that loss.

13.2 Objectives and Policies

Objective 13.2.1

Scheduled heritage buildings and structures are protected.

Policy 13.2.1.1	Encourage the maintenance, ongoing use and adaptive re-use of scheduled heritage buildings, including by enabling repairs and maintenance, earthquake strengthening, and work required to comply with section 112 (Alterations) and section 115 (Change of Use) of the Building Act 2004 where it is done in line with policies 13.2.1.2 - 13.2.1.4.
Policy 13.2.1.2	Require repairs and maintenance and restoration that affect a protected part of a scheduled heritage building or scheduled heritage structure to preserve and protect the heritage values of the building or structure by using appropriate materials and design.
Policy 13.2.1.3	Require earthquake strengthening that affects a protected part of a scheduled heritage building or scheduled heritage structure to use appropriate materials and design to minimise, as far as practicable, any adverse effects on the heritage values of the building, including by: a. protecting, as far as possible, architectural features and details that contribute to the heritage values of the building; b. retaining the original façade material where practicable; c. minimising, as far as practicable, the visual impact of additions on protected parts of the building; and d. in the case of the replacement of an elevated feature on a façade or roof, the new feature is visually indistinguishable from the feature being replaced.
Policy 13.2.1.4	Enable work required to comply with section 112 (Alterations) and section 115 (Change of Use) of the Building Act 2004 that affects a protected part of a scheduled heritage building or scheduled heritage structure, provided both of the following criteria are met: a. it is carried out in a manner that minimises, as far as practicable, adverse effects on the heritage values of the building; and b. the benefit in terms of long term protection and future use of the building, including earthquake strengthening, outweighs any loss of heritage values.
Policy 13.2.1.5	Only allow other additions and alterations that affect a protected part of a scheduled heritage building or scheduled heritage structure where: a. adverse effects on heritage values are avoided or minimised as far as practicable; b. the visual impact of additions on protected parts of the building, including building utilities, is minimised, as far as practicable; and c. the benefit in terms of long term protection and future use of the building outweighs any loss of heritage values.
Policy 13.2.1.6	Only allow subdivision of sites containing scheduled heritage buildings and scheduled heritage structures where the subdivision is designed to: a. provide sufficient curtilage around the scheduled heritage building or scheduled heritage structure to protect heritage values; and b. ensure any future land use or development will maintain existing views of scheduled heritage buildings or scheduled heritage structures from adjoining public places, as far as practicable.

Objective 13.2.1

Scheduled heritage buildings and structures are protected.

Policy 13.2.1.7	Avoid the demolition of a protected part of a scheduled heritage building or scheduled heritage structure, unless the following criteria are met: a. either: i. the building or part of the building poses a significant risk to safety or property; or ii. the demolition is required to allow for significant public benefit that could not otherwise be achieved, and the public benefit outweighs the adverse effects of loss of the building; and b. there is no reasonable alternative to demolition, including repair, adaptive re-use, relocation or stabilising the building for future repair; and c. for buildings and structures located within a heritage precinct: i. development post demolition will maintain or enhance the heritage streetscape character and amenity in accordance with Policy 13.2.3.6; and ii. conditions will be imposed which would give reasonable certainty that this will be completed within an acceptable timeframe.
Policy 13.2.1.8	Only allow removal for relocation of a scheduled heritage building or scheduled heritage structure where the following criteria are met: a. the removal is necessary to: i. facilitate the ongoing use or protection of the building; ii. ensure public safety; or iii. allow for significant public benefit that could not otherwise be achieved, and the public benefit outweighs the adverse effects of removal of the building; b. measures are in place to minimise, as far as practicable, the risk of damage to the building; c. the heritage values of the building or structure in its new location are not significantly diminished; and d. for buildings and structures located within a heritage precinct: i. development post relocation will maintain or enhance the heritage streetscape character and amenity in accordance with Policy 13.2.3.6; and ii. conditions will be imposed which would give reasonable certainty that this will be completed within an acceptable timeframe.
Policy 13.2.1.9	Provide for general retail - retail services in scheduled heritage buildings in the Warehouse Precinct Zone and offices in scheduled heritage buildings in the Smith Street and York Place and Warehouse Precinct zones, in order to maximise the potential opportunities for adaptive re-use of heritage buildings in these areas.
Policy 13.2.1.10	<u>Only allow construction and site investigation where the adverse effects from vibration on scheduled heritage buildings and scheduled heritage structures are insignificant. {Change TA3}</u>

Rule 13.7 Assessment of Discretionary Activities

13.7.3 Assessment of discretionary performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. <u>Construction and site investigation vibration</u>	<i>Relevant objectives and policies (priority considerations):</i> a. <u>Objective 13.2.1</u> b. <u>Adverse effects from vibration on scheduled heritage buildings and scheduled heritage structures are insignificant (Policy 13.2.1.10). {Change TA3}</u>

Rule 13.8 Assessment of Non-complying Activities

13.8.4 Assessment of non-complying performance standard contraventions	
Performance standard	Guidance on the assessment of resource consents
1. Archaeological sites (earthworks)	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 13.2.4 b. Policy 13.2.4.1
2. Location and screening of car parking	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 13.2.3 b. Policy 13.2.3.3.a
3. <u>Construction and site investigation vibration</u>	<i>Relevant objectives and policies (priority considerations):</i> a. <u>Objective 13.2.1</u> b. <u>Policy 13.2.1.10 {Change TA3}</u>

Rule 14.3 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

14.3.2 Assessment of performance standard contraventions		
Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. All performance standard contraventions including performance standards listed below		<i>Potential circumstances that may support a consent application include:</i> a. The degree of non-compliance with the performance standard is minor. b. Topography or other site specific factors make the standard irrelevant as the adverse effects that the standard is trying to manage will not occur. 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. Council will consider the findings of any cultural impact assessment provided with a resource consent application, where required (see Special Information Requirements - Rule 14.7). f. In assessing the effects on Manawhenua and their relationship with a wāhi tūpuna mapped area, Council will consider the values in Appendix A4.
2. Density (papakāika - residential zones)	a. Effects on cultural values of Manawhenua	<i>Relevant objectives and policies:</i> i. Objective 14.2.1 ii. Manawhenua are able to live in original native reserve areas where any adverse effects will be adequately managed in line with the objectives and policies of the relevant zone (Policy 14.2.1.6). iii. Residential buildings used for papakāika are removed when no longer used for that purpose (Policy 14.2.1.7). <i>General assessment guidance:</i> iv. Council will consider the information required by Rule 15.14.1 provided with any resource consent application (see Special Information Requirements - Rule 15.14.1).

14.3.2 Assessment of performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
3.	Esplanade reserves and strips	a. Where in a wāhi tūpuna mapped area , effects on cultural values of Manawhenua	<i>Relevant objectives and policies:</i> i. Objective 14.2.1 ii. In a wāhi tūpuna mapped area identified as having mahika kai values in Appendix A4, the subdivision is designed to maintain or enable access to the coast and riparian margins for the purpose of gathering mahika kai (Policy 14.2.1.3).
4.	Maximum height	a. In the Huriawa height restriction mapped area, effects on cultural values of Manawhenua b. In the Dunedin International Airport Zone, effects on cultural values of Manawhenua (in relation to Maukaatua wāhi tūpuna mapped area)	

14.3.2 Assessment of performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
5. Vegetation clearance standards: • Maximum area of vegetation clearance (UBMA) • Protected areas (vegetation clearance) • Protected species (indigenous vegetation clearance)	a. Where in a wāhi tūpuna mapped area , effects on cultural values of Manawhenua	<i>Relevant objectives and policies:</i> i. Objective 14.2.1 ii. In a wāhi tūpuna mapped area identified as having mahika kai values in Appendix A4, vegetation clearance avoids adverse effects on mahika kai, or if avoidance is not practicable, effects are no more than minor (Policy 14.2.1.1). iii. In a wāhi tūpuna mapped area where indigenous vegetation clearance is identified as a threat in Appendix A4, adverse effects on the relationship between Manawhenua and the wāhi tūpuna are avoided or, if avoidance is not practicable, are no more than minor (Policy 14.2.1.4). <i>Potential circumstances that may support a consent application include:</i> iv. Where the wāhi tūpuna mapped area has mahika kai values: 1. the area of vegetation to be cleared is not a source of mahika kai, nor will its removal affect adjoining areas of mahika kai. 2. sufficient vegetation will remain to ensure mahika kai can continue to be gathered to the extent it is currently gathered.
6. Setback from coast and water bodies (<u>rules 10.3.3.1 - 10.3.3.5</u>) {Change Res13}	a. Where in a wāhi tūpuna mapped area , effects on cultural values of Manawhenua	<i>Relevant objectives and policies:</i> i. Objective 14.2.1 ii. In a wāhi tūpuna mapped area where activities affecting access to a water body are identified as a threat in Appendix A4, adverse effects on the relationship between Manawhenua and the wāhi tūpuna are avoided or, if avoidance is not practicable, are no more than minor (Policy 14.2.1.4). iii. In a wāhi tūpuna mapped area identified as having mahika kai values in Appendix A4, buildings and structures, earthworks and network utilities are set back an adequate distance from the coast and water bodies to ensure access to the coast and riparian margins for the purpose of gathering mahika kai is maintained or enabled (Policy 14.2.1.2).

14.3.2 Assessment of performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
7.	Maximum height (rural and rural residential zones)	a. Where in a wāhi tūpuna mapped area , effects on cultural values of Manawhenua	<i>Relevant objectives and policies:</i> i. Objective 14.2.1 ii. In a wāhi tūpuna mapped area where buildings, structures and network utility structures that affect the peaks, upper slopes or skyline are identified as a threat in Appendix A4, adverse effects on the relationship between Manawhenua and the wāhi tūpuna are avoided or, if avoidance is not practicable, are no more than minor (Policy 14.2.1.4).
8.	Sediment control	a. Where in a wāhi tūpuna mapped area , effects on cultural values of Manawhenua	<i>Relevant objectives and policies:</i> i. Objective 14.2.1 ii. In a wāhi tūpuna mapped area where impacts on water quality from earthworks or sediment discharge are identified as a threat in Appendix A4, adverse effects on the relationship between Manawhenua and the wāhi tūpuna are avoided or, if avoidance is not practicable, are no more than minor (Policy 14.2.1.4).

15.2 Objectives and Policies

Objective 15.2.1	
Residential zones are primarily reserved for residential activities and only provide for a limited number of compatible activities, including: visitor accommodation, community activities, major facility activities, and commercial activities that support the day-to-day needs of residents.	
Policy 15.2.1.1	Provide for a range of residential and community activities, where the effects of these activities will be managed in line with objectives 15.2.2, 15.2.3 and 15.2.4 and their policies.
Policy 15.2.1.2	Provide for a limited range of major facility activities and commercial activities, including dairies, ~~registered health practitioners~~ , training and education, and visitor accommodation, where the effects of these activities will be managed in line with objectives 15.2.3 and 15.2.4, and their policies. {Change D16}
Policy 15.2.1.3	Limit the size of working from home and dairies in residential zones to a size that: - is compatible with the character and amenity of the residential zone; and - does not detract from the vibrancy and functioning of the centres hierarchy.
Policy 15.2.1.4	Require activities ancillary to visitor accommodation to be located and designed to cater to patrons of the primary activity rather than the general public.
Policy 15.2.1.5	Avoid commercial activities, other than those expressly provided for, from locating in residential zones, unless: - the activity will not detract from the vibrancy and functioning of the centres hierarchy; and - the site is adjacent to a centre and it provides a logical extension to a centre; and - the centre is at, or very close to, capacity; and - the development activities are done in accordance with the performance standards of the street typology (if relevant) of the adjacent centre zoned sites; and - the development maximises opportunities for integration with the centre; or - if the site is in the Township and Settlement Zone: - the commercial activity would have significant positive effects in terms of supporting the needs of the community and visitors to the area; and - the activity is unable to be located in, or adjacent to, the nearest centre, or no centre exists within the relevant township or settlement; and - the location is appropriate for the proposed activity; and - any adverse effects from noise, vehicle movements, and on-street parking supply will be avoided or, if avoidance is not practicable, adequately mitigated.
Policy 15.2.1.6	Avoid industrial activities, rural activities, and major facility activities other than those expressly provided for, sport and recreation that involves motor vehicles, and any other activities not compatible with the character and amenity of the residential zone.

Objective 15.2.1

Residential zones are primarily reserved for residential activities and only provide for a limited number of compatible activities, including: visitor accommodation, community activities, major facility activities, and commercial activities that support the day-to-day needs of residents.

Policy 15.2.1.7	Provide for service stations on a strategic road or arterial road where: a. safe and convenient access to the site for pedestrians and cyclists can be provided; b. there is adequate public infrastructure to service the development or any necessary upgrades to public infrastructure will be provided; c. the service station will not detract from the economic and social vibrancy and viability of any nearby centres; and d. policies 15.2.3.4 and 15.2.4.7 can be achieved.

Objective 15.2.3

Activities in residential zones maintain a good level of amenity on surrounding residential properties and public places.

Policy 15.2.3.1	Require buildings and structures to be of a height and setback from boundaries that ensures there are no more than minor effects on the <u>amenity sunlight access of current and future residential buildings and their outdoor living spaces, or on the amenity of reserves.</u> {Change Res3}
Policy 15.2.3.2	Require activities provided for to operate in a way (including hours of operation) that avoids or, if avoidance is not practicable, adequately mitigates, noise or other adverse effects on the amenity of surrounding residential properties.
Policy 15.2.3.3	Require buildings and structures in the Inner City Residential Zone to be of a height and setback from boundaries that: a. enables a high quality, medium density form of development; b. is consistent with the existing streetscape character of the zone; and c. avoids or, if avoidance is not practicable, adequately mitigates, adverse effects on sunlight access on outdoor spaces at the rear of adjacent sites.
Policy 15.2.3.4	Only allow schools, emergency services, early childhood education, community and leisure - large scale, sport and recreation, ~~registered health practitioners~~ <u>healthcare</u> , training and education, visitor accommodation, supported living facilities, service stations and stand-alone car parking where they are designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties. {Change D16}
Policy 15.2.3.5	Only allow cemeteries where they are designed and located: a. to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties; and b. to avoid, as far as practicable, the potential for reverse sensitivity.
Policy 15.2.3.6	Avoid sport and recreation that involves motor vehicles unless the adverse effects on the amenity of surrounding properties will be no more than minor.

Objective 15.2.4

Activities maintain or enhance the amenity of the streetscape, and reflect the current or intended future character of the neighbourhood.

Policy 15.2.4.1	Require activities to maintain or enhance streetscape amenity <u>and neighbourhood residential character</u> by ensuring: {Change Res3} a. garages, carports and car parking do not dominate the street; b. there are adequate green space areas free from buildings or hard surfacing; c. buildings' height and boundary setbacks, and scale reflect the existing or intended future residential character; d. shared service areas are not visible from ground level from outside the site; and e. outdoor storage is managed in a way that does not result in unreasonable visual amenity effects or create nuisance effects.
Policy 15.2.4.2	Only allow residential activity that exceeds the permitted density where the built form of any new development, as viewed from public places, reflects the existing residential character or intended future character of the zone as set out in the residential zone descriptions.
Policy 15.2.4.3	Only allow stand-alone ancillary residential units between 60m ² and 80m ² gross floor area where the building is designed and located to ensure that streetscape and neighbourhood amenity is maintained or enhanced.
Policy 15.2.4.4	Require fences to be of a height and design that contributes positively to the streetscape amenity and character of the neighbourhood.
Policy 15.2.4.5	Require ancillary signs to be located and designed to maintain residential 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 15.2.4.6	Only allow subdivision activities where the subdivision is designed to ensure any future land use and development will: a. maintain the amenity of the streetscape b. reflect the current or future intended character of the neighbourhood; c. provide for development to occur without unreasonable earthworks or engineering requirements; and d. provide for quality housing.
Policy 15.2.4.7	Only allow schools, emergency services, early childhood education, community and leisure - large scale, sport and recreation, ~~registered health practitioners~~ <u>healthcare</u> , training and education, visitor accommodation, supported living facilities, restaurants or retail ancillary to sport and recreation, service stations and stand-alone car parking where they are designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on streetscape amenity. {Change D16}
Policy 15.2.4.8	Only allow buildings over 300m ² footprint or multi-unit developments where they are designed to ensure that streetscape and neighbourhood amenity and character is maintained or enhanced.

Objective 15.2.4

Activities maintain or enhance the amenity of the streetscape, and reflect the current or intended future character of the neighbourhood.

Policy 15.2.4.9	Only allow new or expanded industrial activity and new buildings and additions and alterations that increase the floor area of buildings used for industrial activities in the former brickworks structure plan mapped area where those activities are compatible with the surrounding residential environment and avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the amenity of the streetscape and character of the neighbourhood.

15.3.1 Rule Location

The activity status tables in rules 15.3.3 to 15.3.6 specify the activity status of land use activities, development activities, and subdivision activities in the residential zones 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 and site investigation {Change Earth1}**
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

15.3.3 Land Use Activity Status Table

1.	Performance standards that apply to all land use activities	a. Acoustic insulation (noise sensitive activities only) b. Light spill c. Noise d. Setback from National Grid (National Grid sensitive activities only) e. Structure plan mapped area performance standards (where relevant)	
<u>All land use activities</u>		<u>Activity status</u>	<u>Performance standards</u>
X.	<u>High trip generators</u> <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}</u>	<u>RD</u>	
Residential activities		Activity status	Performance standards

2.	Supported living facilities	RD	a. Minimum mobility car parking b. Outdoor living space c. Service areas
3.	Standard residential	P	a. Density b. Outdoor living space c. Service areas d. Ancillary residential units
4.	Working from home	P	a. Hours of operation b. Maximum gross floor area c. Minimum mobility car parking
Community activities		Activity status	Performance standards
5.	Community and leisure - small scale	P	a. Minimum mobility car parking b. Hours of operation
6.	Community and leisure - large scale	RD	a. Minimum mobility car parking b. Hours of operation
7.	Conservation	P	
8.	Early childhood education - small scale	RD	a. Minimum mobility car parking
9.	Early childhood education - large scale	D	
Z.	Healthcare {Change D16}	D	
10.	Sport and recreation that involves motor vehicles	NC	
11.	All other sport and recreation activity	D	
Commercial activities		Activity status	Performance standards
12.	Ancillary licensed premises	Same status as underlying activity	
13.	Dairies	RD	a. Hours of operation b. Maximum gross floor area
14.	Registered health practitioners {Change D16}	D	
15.	Restaurants, or retail, ancillary to sport and recreation	D	
16.	Restaurants, retail, or conference, meeting and function activity, ancillary to visitor accommodation	RD	a. Location
17.	Service stations on a strategic road or arterial road	D	

18.	Service stations, other than on a strategic road or arterial road	NC	
19.	Stand-alone car parking	D	
20.	Training and education	RD	a. Hours of operation b. Minimum mobility car parking
21.	Visitor accommodation in the George Street North residential heritage precinct	P	a. Density
22.	Visitor accommodation, other than in George Street North residential heritage precinct	RD	a. Minimum mobility car parking b. Minimum vehicle loading
23.	All other activities in the commercial activities category	NC	
Major facility activities		Activity status	Performance standards
24.	Cemeteries	RD	
25.	Emergency Services	RD	a. Minimum mobility car parking
26.	Schools	D	
27.	All other activities in the major facility activities category	NC	
Rural activities		Activity status	Performance standards
28.	Grazing	P	
29.	Scheduled Mining Activity	P	a. Scheduled Mining Activity
30.	Mining	NC	
31.	Expansion of scheduled mining activity	NC	
32.	All other activities in the rural activities category	NC	
Industrial activities		Activity status	Performance standards
Y.	Scheduled industrial activity in the former brickworks structure plan mapped area	P	a. Former brickworks structure plan mapped area performance standards
YY.	All other activities in the industrial activities category in the former brickworks structure plan mapped area	RD	a. Former brickworks structure plan mapped area performance standards
33.	All other activities in the industrial activities category	NC	

15.3.5 Subdivision Activity Status Table

Subdivision activities	Activity status	Performance standards

1.	Cross lease, company lease and unit title subdivision	RD	a. Access b. Esplanade reserves and strips c. Firefighting {Change PHS1} d. Service connections e. Shape f. Setback from National Grid (subdivision activities) g. Structure plan mapped area performance standards (where relevant) h. Minimum landscaping {Change CP8}
2.	General subdivision	RD	a. Access b. Esplanade reserves and strips c. Firefighting {Change PHS1} d. Minimum site size e. Service connections f. Shape g. Structure plan mapped area performance standards (where relevant) h. Setback from National Grid (subdivision activities) i. Minimum landscaping {Change CP8}

15.5.2 Density

1. Standard residential activities in any location and visitor accommodation in the George Street North residential heritage precinct (or any combination of the two on a single site) must not exceed the following density limits:

Zone		i. Minimum site area for a residential unit (excluding ancillary residential units)	ii. Maximum development potential per site
a.	General Residential 1 Zone	1 per 400m ² or 2 per 500m ² where in the form of a duplex	1 habitable room per 100m ²
b.	General Residential 2 Zone not within a wastewater constraint mapped area or the South Dunedin mapped area	N/A	1 habitable room per 45m ²



Zone		i. Minimum site area for a residential unit (excluding ancillary residential units)	ii. Maximum development potential per site
c.	General Residential 2 Zone within a wastewater constraint mapped area	N/A	1 habitable room per 100m ²
d.	General Residential 2 Zone within the South Dunedin mapped area	N/A	1 habitable room per 60m ²
e.	Inner City Residential Zone	N/A	1 habitable room per 45m ²
f.	Low Density Residential Zone	1 per 750m ²	1 habitable room per 150m ²
g.	Large Lot Residential 1 Zone	1 per 2000m ²	1 habitable room per 400m ²
h.	Large Lot Residential 2 Zone	1 per 3500m ²	1 habitable room per 700m ²
i.	Township and Settlement Zone not within a no DCC reticulated wastewater mapped area	1 per 400m ² or 2 per 500m ² where in the form of a duplex	1 habitable room per 100m ²
j.	Township and Settlement Zone within a no DCC reticulated wastewater mapped area	1 per 1000m ²	1 habitable room per 200m ²

- k. except in all zones, other than the GR2 and ICR zones, a single residential unit may be erected on a site of any size.
2. One ancillary residential unit is allowed per site in association with a primary residential unit in all zones, other than the GR2 and ICR zones, where all of the following criteria are met:
 - a. the maximum development potential per site is not exceeded;
 - b. the site size meets the minimum site size performance standard in Rule 15.7.4; and
 - c. it does not result in more than two residential units on the site, including the ancillary residential unit.
3. For the purposes of this standard all of the following apply:
 - a. the calculation of habitable rooms includes rooms in ancillary residential units and sleep outs;
 - b. the calculation of minimum site area includes access legs provided for rear sites; and
 - c. the calculation of maximum development potential applies to all of the following:
 - i. visitor accommodation in the George Street North residential heritage precinct;
 - ii. standard residential activity in the Inner City Residential and General Residential 2 Zones; and
 - iii. standard residential activity outside the Inner City Residential and General Residential 2 Zones only for determining whether an ancillary residential unit or second unit in the form of a duplex, can be developed.
4. More than one residential building (other than an ancillary residential unit) may only be built on a site if all residential buildings, when treated as if they were new, **{Change Res22}** are able to meet all of

the following performance standards if they were ever subdivided into separate sites:

- a. site coverage;
- b. height in relation to boundary;
- c. setbacks; and
- d. access.

X. Rule 15.5.2.4 does not apply to existing residential buildings in relation to existing boundaries.

{Change Res22}

5. Standard residential activity that contravenes the performance standard for density in any of the following ways is a restricted discretionary activity:
 - a. papakāika that contravenes the performance standards for density;
 - b. standard residential in the General Residential 2 Zone (**wastewater constraint mapped area**) that contravenes the performance standards for maximum development potential per site (Rule 15.5.2.1.c.ii), provided the maximum development potential per site of the activity proposed does not exceed 1 habitable room per 45m²;
 - c. contravention of Rule 15.5.2.4 (bulk and location performance standards for multiple residential buildings on the same site);
 - d. standard residential in the ICR Zone that contravenes the performance standard for maximum development potential per site (Rule 15.5.2.1.e.ii), provided the maximum development potential per site of the activity proposed does not exceed 1 habitable room per 30m²; or
 - e. social housing in the General Residential 1 and Township and Settlement zones (except in a **no DCC reticulated wastewater mapped area**) where it meets the density standard for General Residential 2.
6. Standard residential activity that contravenes the performance standard for density in any way not set out in Rule 15.5.2.5 is a non-complying activity.
7. Visitor accommodation in the George Street North residential heritage precinct that contravenes the performance standard for density is a discretionary activity.

Note 15.5.2A - General advice

1. Maximum development potential may not be achievable on all sites as site size, shape, topography, and design will all influence development potential.
2. Applications for restricted discretionary contraventions of the density performance standard in wastewater serviced areas may be declined where pre-existing constraints in the public wastewater network are yet to be resolved (see Policy 9.2.1.2). Anyone considering applying for a contravention of the density performance standard is strongly advised to have an early pre-application discussion with DCC 3 Waters (i.e. prior to developing design proposals), irrespective of the activity status of the density contravention.
3. For the avoidance of doubt, the density performance standard applies to the use of land for standard residential activity (or visitor accommodation, where relevant) irrespective of whether a building is being used or not. Furthermore, standard residential activity (or visitor accommodation, where relevant) in a movable building (e.g. a tiny home on wheels or a caravan) must comply with the density performance standard irrespective of whether the movable building is a registered vehicle, or its status as a 'building' under the Building Act 2004. {Change Res7}

15.5.4 Hours of Operation

Activity	Hours of operation

1.	Working from home (excluding homestay)	7.00am - 7.00pm
2.	Dairies	6.00am - 10.00pm
3.	Community and leisure	Sunday - Thursday: 6.00am - 10.30pm Friday - Saturday: 6.00am - 12.00am (midnight)
4.	Training and education	8.00am - 8.00pm

5. Working from home hours of operation do not apply to activities that:
 - a. are located entirely within a building; and
 - b. do not involve machinery operation, visitors, customers, or deliveries.
6. **Special church (or other places of worship) celebrations, including Christmas midnight mass, are exempt for this standard, provided they occur no more than 3 times in a calendar year. {Change D2}**
7. Activities that contravene the performance standard for hours of operation are restricted discretionary activities.

15.5.8 Minimum Mobility Car Parking

1. Land use activities must provide on-site 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

2. Parking spaces may be shared between land use activities (i.e. the same parking spaces may be used to fulfil the minimum mobility 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.
3. **Residential and office activities (excluding registered health practitioners) undertaken entirely within a scheduled heritage building do not need to provide any additional mobility car parking other than what is already on-site and may remove any car parking that does not meet the performance standards for location of car parking. {Change D16}**
4. Activities that contravene this performance standard are restricted discretionary activities.

15.6.3 Firefighting

All new residential buildings and subdivision activities must comply with Rule 9.3.3. {Change PHS1}

15.6.6 Height

15.6.6.2 Maximum height

- a. New buildings, new structures, and additions and alterations must not exceed the following maximum height above ground level:

	1. Maximum height in the Inner City Residential Zone	2. Maximum height in all other residential zones



i.	Ancillary residential units (stand-alone building)	N/A	3m from ground level to the bottom of the eaves
ii.	Garages and carports in <u>a road boundary setback where provided for under Rule 15.6.13.1.a.viii.3</u> {Change Res1}	3m from ground level to the bottom of the eaves	3m from ground level to the bottom of the eaves
X.	Garages and carports in <u>a boundary setback other than a road boundary setback where provided for under Rule 15.6.13.1.a.viii.4</u>	<u>2.6m from ground level to the bottom of the eaves</u>	<u>2.6m from ground level to the bottom of the eaves</u> {Change Res1}
iii.	All other new buildings, new structures, and additions and alterations within setbacks from boundaries, except as provided for in Rule 15.6.13.1 {Change Res24}	2m	2m
iv.	All other new buildings, new structures, and additions and alterations	12m	9m

v. Except:

1. 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.
2. within the **Huriawa height restriction mapped area** (see Figure 15.6.6.2A):
 1. new buildings and additions and alterations to buildings on sites between Rockal Street and Kilda Street must not protrude through a horizontal plane 4.5m above ground level at the Sulisker Street boundary of the site;
 2. new buildings and additions and alterations to buildings on sites between Rona Street and Rockal Street must not exceed 4.5m.
3. within the Pukehiki Township and Settlement Zone, and the **Chelivode Street Structure Plan mapped area**, new buildings, new structures, and additions and alterations located within a Significant Natural Landscape Overlay Zone must not exceed 5m above ground level.

- b. New buildings, new structures, and additions and alterations 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**.

X. For the sake of clarity, when more than one maximum height limit applies to a part of a building or structure (for example a part that is in both the road boundary setback and side boundary setback) the most restrictive maximum height limit applies. **{Change Res1}**

- c. Activities that contravene this performance standard are restricted discretionary activities.

15.6.13 Setbacks

15.6.13.1 Boundary setbacks

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

Zone		1. Setback from any road boundary	2. Setback from side and rear boundaries	3. Setback from boundary with right of way
i.	General Residential 1 Zone	4.5m	2m	1m
ii.	General Residential 2 Zone (except for Gardens, Mornington, Mosgiel, South Dunedin, and Caversham mapped areas)	4.5m	2m	1m
iii.	General Residential 2 Zone (Gardens, Mornington, Mosgiel, South Dunedin, and Caversham mapped areas)	3m	1m	1m
iv.	Inner City Residential Zone	3m	1m	1m
v.	Low Density Residential Zone	4.5m	2m	1m
vi.	Large Lot Residential 1 and 2 Zones	4.5m	4m	1m
vii.	Township and Settlement Zone	4.5m	2m	1m

viii. Except:

- where residential buildings are located on a site between two sites (including corner sites) with residential buildings that do not meet the standard for setback from the road boundary, then the minimum setback may be reduced to the depth of the larger of the two existing setbacks, as shown in Figure 15.6.13.1A¹;
- where buildings are built to the boundary and share a common wall no setback is required for the length of the buildings where joined (see Figure 15.6.13.1B);
- the setback from any road boundary may be reduced to 0.5m for garages (stand-alone and attached) and carports no greater than 4.5m in width (as measured parallel to the road boundary) that have their entry facing the road and that meet Rule 15.6.6.2.a.ii (maximum height);
- the setback from the side and rear boundary may be reduced to 1m for garages (stand-alone and attached) and carports that are no greater than 6m in length (as measured parallel to the boundary) and that meet Rule 15.6.6.2.a.iiX (maximum height); **{Change Res1}**
- decks less than 0.5m above ground level, signs attached to buildings and structures, and buildings or **{Change CP23}** structures less than 10m² in footprint and 2m in height, and all fences, and structures or parts of structures that are underground are exempt from this standard; **{Change D1}**

X. structures less than 10m² in footprint and 2m in height, and water and other storage tanks 10m² or greater in footprint and less than 2m in height, are exempt from the minimum setbacks from side and rear boundaries;

Y. structures, other than water and other storage tanks, less than 2m² in footprint and 2m in height are exempt from the minimum setbacks from road boundaries;

Z. structures that are not visible from the street are exempt from the minimum setbacks from road boundaries; **{Change D1}**

6. eaves, gutters and downpipes less than 3m above ground level may project over a required setback provided that they project by no more than 25% of the width of the required setback; and
7. for new buildings or additions and alterations to buildings in the Inner City Residential Zone being built in accordance with Rule 15.6.6.1.a.v.1 (alternate height in relation to boundary performance standard) where a 2m minimum setback is required in accordance with that rule.

b. Activities that contravene this performance standard are restricted discretionary activities.

¹ Note: for the purposes of this rule 'existing setbacks' will be measured from the main part of residential buildings and will not include any garages or carports, or other parts of buildings that occupy less than 50% of the building frontage (within the setback), e.g. bay windows, porches, steps, or decks (See Figure 15.6.13.1C). Where the main part of an existing building is not parallel to the road boundary (e.g. not consistently the same distance from the road boundary), the nearest point of the building from the boundary will be used to determine the existing setback.

15.7.3 Firefighting

15.7.3 Firefighting - to be deleted **{Change PHS1}**

~~Subdivision activities must comply with Rule 9.3.3: **{Change PHS1}**~~

15.7.4 Minimum Site Size

1. The minimum site size for new resultant sites is:

Zone		Minimum site size
a.	General Residential 1 Zone	400m ²
b.	General Residential 2 Zone	300m ²
	i. not within a wastewater constraint mapped area ; or	
	ii. within the wastewater constraint mapped area (Mosgiel)	
c.	General Residential 2 Zone within a wastewater constraint mapped area , except for the wastewater constraint mapped area (Mosgiel)	400m ²
d.	Inner City Residential Zone	200m ²
e.	Low Density Residential Zone	750m ²
f.	Large Lot Residential Zone 1	2000m ²
g.	Large Lot Residential Zone 2	3500m ²



Zone		Minimum site size
h.	Township and Settlement Zone not within a no DCC reticulated wastewater mapped area	400m ²
i.	Township and Settlement Zone within a no DCC reticulated wastewater mapped area	1000m ²

- j. except any of the following are exempt from the minimum site size:
 - i. resultant sites created and used solely for any of the following purposes:
 - 1. Scheduled ASBV or QEII covenant;
 - 2. reserve;
 - 3. access;
 - 4. utility; or
 - 5. road; or
 - ii. a resultant site in any residential zone (except within a **no DCC reticulated wastewater mapped area**) where both of the following apply:
 - 1. it will contain at least one residential building for which a code compliance certificate or building permit has been issued (that was not established as a family flat or ancillary residential unit) prior to certification of the survey plan pursuant to section 223 of the RMA; and
 - 2. it is of a size and shape that means the residential building is able to meet all the relevant land use and development performance standards as if it was new.
- 2. Minimum site size includes access legs for subdivision of sites up to 1200m² in the General Residential 1 Zone and Township and Settlement Zone (not within a **no DCC reticulated wastewater mapped area**) and for subdivision of all sites in other zones, but excludes access legs in all other cases.
- 3. General subdivision that contravenes the performance standard for minimum site size in any of the following ways is a restricted discretionary activity:
 - a. subdivision as described in Rule 15.7.4.1.j.ii.1 that does not meet the conditions in Rule 15.7.4.1.j.ii.2;
 - b. a subdivision of a proposed multi-unit development which has an approved land use consent but the development has not been established, or land use consent is sought under Rule 15.3.4.5 concurrently with the subdivision application, and the standard residential activity complies with the density performance standard (Rule 15.5.2); or
 - c. a subdivision where all of the following apply:
 - i. any resultant site is below the minimum site size but not less than 75% of the minimum site size;
 - ii. the average of the site sizes (excluding any sites that will be used solely for road, access, utility or reserve) meets the minimum site size in Rule 15.7.4.1;
 - iii. the subdivision does not result in any resultant site being of a size that could be further subdivided in accordance with the minimum site size performance standards, except as provided for in Rule 15.7.4.1.j.ii; and
 - iv. all resultant sites that are below the minimum site size (excluding any sites that will be used solely for road, access, utility or reserve) are large enough to contain a building platform of at least 7m by 10m that meets the performance standards of this Plan

including, but not limited to:

1. outdoor living space;
2. **minimum mobility car parking; {Change CP24}**
3. setbacks from boundaries, water bodies, significant trees, National Grid transmission lines;
4. esplanade reserves and strips; and
5. maximum building site coverage and impermeable surfaces.

4. General subdivision that contravenes the performance standard for minimum site size in any way not set out in Rule 15.7.4.3 is a non-complying activity.

15.7.6 Shape

1. Each resultant site ~~that is intended to be developed~~ must be of a size and shape that:
 - X. ensures all existing development meets the performance standards of the Plan as if it were new, except in relation to pre-existing boundaries; and
 - Y. is large enough to contain a building platform of at least 7m by 10m that meets the requirements in Rule 15.7.6.2 and that enables the performance standards of this Plan to be met, except that this requirement does not apply to resultant sites that contain one or more existing buildings with a gross floor area of 70m² or more. including, but not limited to:
 - a. ~~outdoor living space;~~
 - b. ~~setbacks from boundaries, water bodies, scheduled trees; and~~
 - c. ~~esplanade reserves or strips.~~
2. ~~The B~~building platforms required by Rule 15.7.6.1.Y must:
 - X. measure at least 7m by 10m;
 - Y. have a slope of 12° (1:4.7 or 21%) or less; and must:
 - a. ~~not contain scheduled heritage buildings or scheduled heritage structures; or~~
 - b. ~~not contain right-of-way easements.~~
- X. The performance standards relevant to Rule 15.7.6.1 include, but are not limited to:
 - a. outdoor living space;
 - b. maximum building site coverage and impermeable surfaces;
 - c. **structure plan mapped area** performance standards;
 - d. setbacks from boundaries, water bodies, and scheduled trees; and
 - e. esplanade reserves and strips.
3. For unreticulated areas, resultant sites must provide for a wastewater disposal area to be located at least 50m from any water body and Mean High Water Springs.
4. Sites created and used solely for the following purposes are exempt from the shape performance standard:
 - a. Scheduled ASBV or QEII covenant;
 - X. conservation covenant with the Department of Conservation or a local government agency;
 - Y. protected private land agreement under the Reserves Act 1977;
 - Z. a heritage covenant with Heritage New Zealand Pouhere Taonga;

AA. protection of a scheduled heritage site, scheduled heritage building or scheduled heritage structure in Appendix A1.1;

- b. reserve;
- c. access;
- d. network utility; or
- e. road.

5. ~~Subdivision a~~Activities that ~~do not meet~~contravene this performance standard are restricted discretionary activities. **{Change CP8}**

Note 15.7.6A – Other requirements outside of the District Plan {Change CP8}

1. The discharge of human sewage through on-site wastewater treatment systems is managed by rules in the Regional Plan: Water for Otago. Resource consent may be required from the Otago Regional Council for new systems. The rules in the Regional Plan: Water for Otago should be considered when designing a subdivision in an unreticulated area. **{Change CP8}**

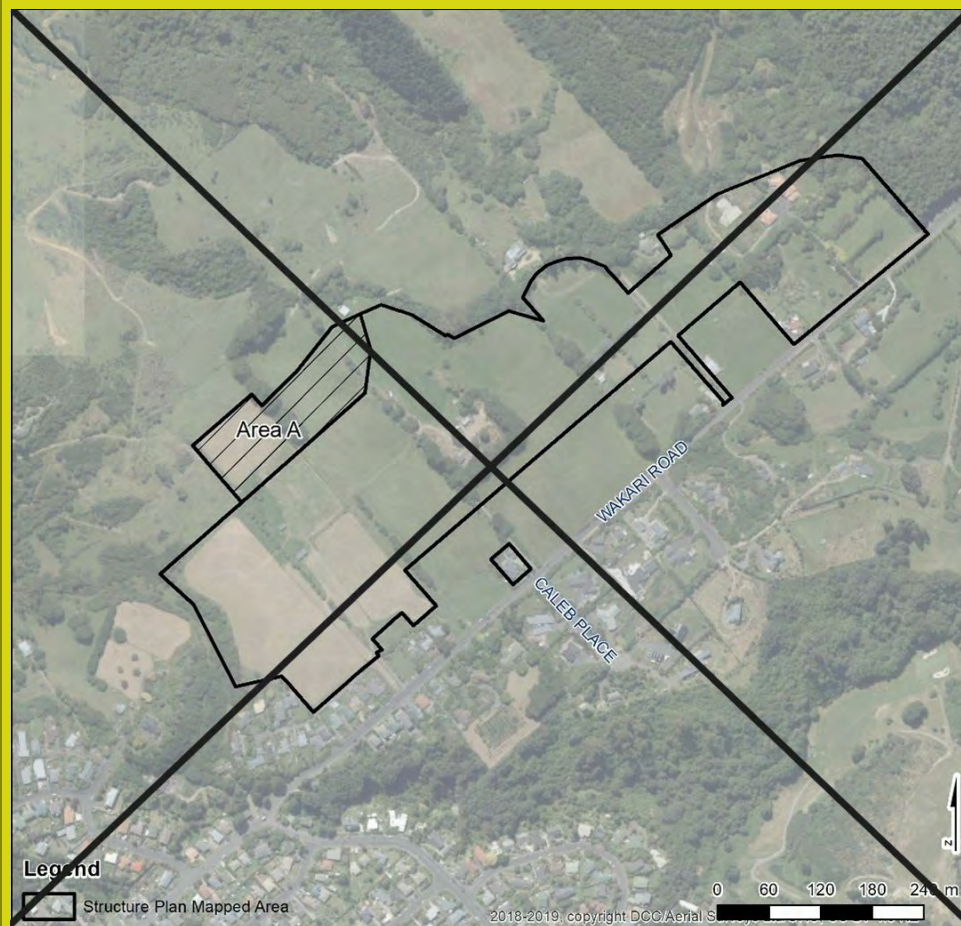
15.7.8 Minimum Landscaping

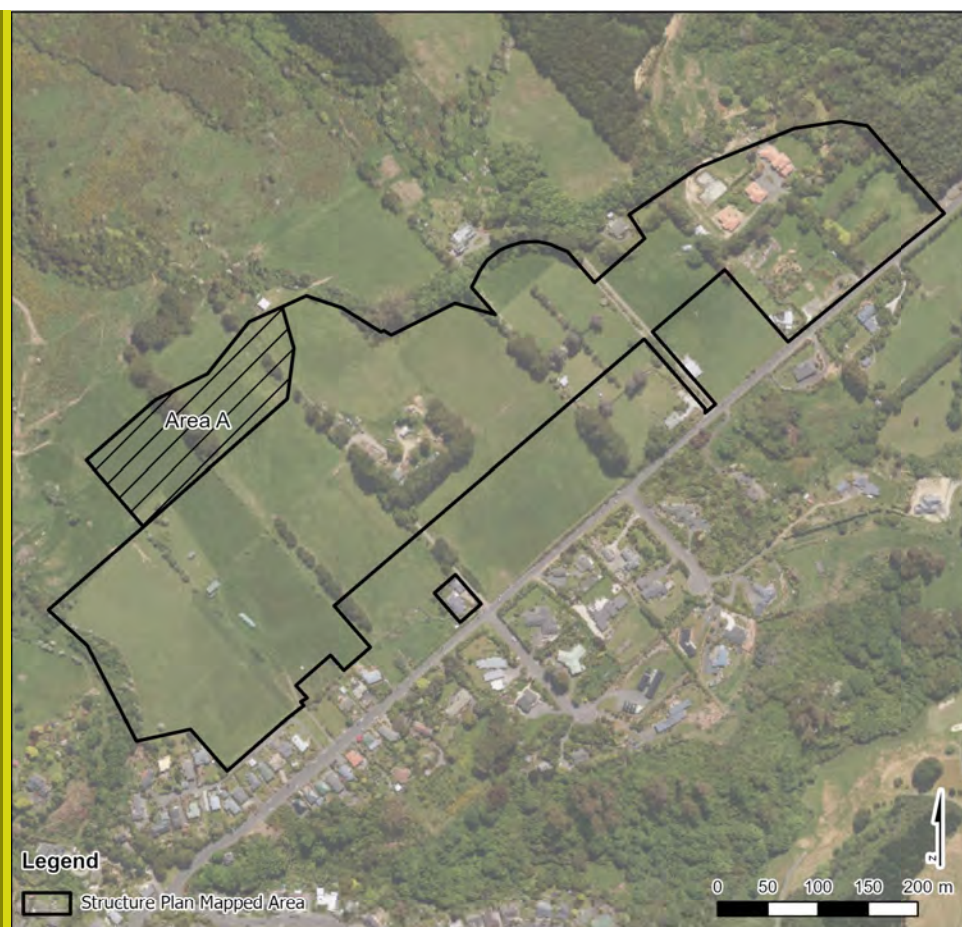
15.7.8 Minimum Landscaping - to be deleted {Change CP8}

1. In the **Variation 2 mapped area**, any resultant site which contains an existing residential building with one or more residential units must provide 20% of the site area or 30m² (whichever is the greater) as minimum landscaping that is to be located and landscaped in a way that meets the following requirements:
 - a. every resultant site larger than 250m² must include a minimum of 1 tree per 250m² of site area from the Appendix 10A.3 Important Native Tree List or the DCC Native Planting Guide – Dunedin Hillslopes Forest Species List (DCC, 2021). The required tree/s must be:
 - i. at least 2m high at the time of planting and capable of growing to a minimum of 3m high; and
 - ii. setback a minimum of 2.5m from all boundaries;
 - b. where the site adjoins a road, at least 50% of the land within the road boundary setback must be planted with trees, shrubs or groundcover species that are native to New Zealand (it may not be managed as lawn) except, where more than 50% of the land within the road boundary setback is occupied by driveways, buildings or impermeable surfaces that were lawfully established prior to 31 May 2022, 75% of the remaining area of permeable surface within the road boundary setback must be planted with trees, shrubs or groundcover species that are native to New Zealand (it may not be managed as lawn); and
 - c. all trees and landscaping required by this rule must be maintained and if dead, diseased or damaged, must be replaced.
2. For the sake of clarity, existing native plants that meet the requirements of this rule will be counted towards meeting the rule (mature native trees that are retained on site do not need to meet the setback for boundaries).
3. Activities that contravene this performance standard are restricted discretionary activities. **{Change CP8}**

15.8.14 Helensburgh Structure Plan Mapped Area Rules

Figure 15.8.14A: Helensburgh structure plan





{Replace Figure – Change Z24}

Rule 15.10 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 15.10.1 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 15.10.2 - 15.10.6:
 - a. list the matters Council will restrict its discretion to, under the heading 'matters of discretion', these matters are not further restricted by any guidance provided; and
 - b. provide guidance on how consent applications will be assessed, under the heading 'guidance on the assessment of resource consents', including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 15.10.2 - 15.10.6 apply as follows:

- a. Rule 15.10.2 applies to all performance standard contraventions;
- b. Rule 15.10.3 applies to land use performance standard contraventions;
- c. Rule 15.10.4 applies to development performance standard contraventions;
- d. Rule 15.10.5 applies to subdivision performance standard contraventions; and
- e. Rule 15.10.6 applies to performance standards that apply in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item.

4. **With respect to section 104(2), Council will not consider ancillary residential units as part of the permitted baseline in considering residential density effects in the residential zones. {Change CP15}**

15.10.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Density - (Rule 15.5.2.4) all residential buildings are able to meet the specified performance standards	a. ~~Effects on on-site amenity~~ <u>Apply the matters of discretion for the performance standard that would be contravened</u> {Change Res22}	<i>Relevant objectives and policies:</i> i. Objective 15.2.2 ii. Residential development achieves high quality on-site amenity for residents (Policy 15.2.2.1). <i>General assessment guidance:</i> iii. Non-compliance with Rule 15.5.2.4 will be assessed based on which performance standard(s) will not be able to be met if the residential buildings are ever subdivided in future. See assessment rules in relation to performance standard contraventions for: 1. ~~site coverage~~; 2. ~~height in relation to boundary~~; 3. ~~setbacks~~; and 4. ~~access~~. <u>X. See Rule 15.10 and Rule 15.11 for the assessment guidance relevant to the performance standard that would be contravened. {Change Res22}</u>
2. Density - (Rule 15.5.2.5.a) Papakāika	a. Effects on cultural values of Manawhenua	See Rule 14.3
	b. Effects on the safety and efficiency of the transport network	See Rule 6.10

15.10.3 Assessment of land use performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
3.	Density - standard residential in General Residential 2 Zone wastewater constraint mapped area (Rule 15.5.2.5.b) - standard residential in ICR Zone (Rule 15.5.2.5.d)	a. Effects on efficiency and affordability of infrastructure	See Rule 9.5

15.10.3 Assessment of land use performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Density • social housing in the GR1 Zone or T&S Zone (except in a no DCC reticulated wastewater mapped area) (Rule 15.5.2.5.e)	a. Effects on efficiency and affordability of infrastructure	See Rule 9.5.
		b. Effects on accessibility	See Rule 6.10.
		c. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4. ii. Where residential activity exceeds the permitted density, the built form of any new development, as viewed from public places, reflects the existing residential character or intended future character of the zone as set out in the residential zone descriptions (Policy 15.2.4.2). <i>General assessment guidance:</i> iii. In assessing the effects on neighbourhood character and amenity from social housing proposals that contravene the density standard, Council will only consider character effects in terms of the proposed scale and built form of development and this consideration will be made without public or limited notification (see Rule 15.4). iv. The assessment of character and amenity will consider the potential adverse effects from repeated, standardised, or visually monotonous design of large blocks of similar housing and will consider what design tools have been used to create visually diverse neighbourhood appearance. <i>Potential circumstances that may support a consent application include:</i> v. For large scale social housing proposals an appropriate mix of building typologies and design elements is proposed.

15.10.3 Assessment of land use performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Ancillary residential units - design	a. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4. ii. Stand-alone ancillary residential units between 60m² and 80m² gross floor area are designed and located to ensure that streetscape and neighbourhood amenity is maintained or enhanced (Policy 15.2.4.3). <i>Potential circumstances that may support a consent application include:</i> iii. The design of the ancillary residential unit matches the design of the primary residential building. iv. Landscaping or other forms of screening will be used to reduce the visibility of the ancillary residential unit. v. The ancillary residential unit will not be easily viewed from outside the site.
6.	Hours of operation	a. Effects on surrounding sites' residential amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.3 ii. Working from home, dairies, training of education, and community and leisure operate in a way (including hours of operation), that avoids or, if avoidance is not practicable, adequately mitigates, effects on the amenity of surrounding properties (Policy 15.2.3.2). <i>Potential circumstances that may support a consent application include:</i> iii. The extension of hours will not result in unreasonable disturbance from vehicle headlights, deliveries/pick-ups, vehicle movements, or other noise.
7.	Location	a. Effects on the vibrancy, and economic and social success of the CBD and centres	<i>Relevant objectives and policies:</i> i. Objective 15.2.1 ii. Activities ancillary to visitor accommodation are located and designed to cater to patrons of the primary activity rather than the general public (Policy 15.2.1.4). <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 external customers. iv. There will be no external advertising on buildings facing the street, for the ancillary activity.

15.10.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
8. Minimum mobility car parking	a. Effects on accessibility b. ~~Effects on the safety and efficiency of the transport network~~ {Change CP24}	See Rule 6.10
9. Minimum vehicle loading	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
10. Outdoor living space	a. Effects on on-site amenity for residents	<i>Relevant objectives and policies:</i> i. Objective 15.2.2 ii. Residential development achieves high quality on-site amenity by providing functional, sunny, and accessible outdoor living spaces that allow enough space for on-site food production, leisure, green space or recreation (Policy 15.2.2.1.a). <i>Potential circumstances that may support a consent application include:</i> iii. The property is within a short walking distance from public green space. iv. Juliet balconies (balconies less than the width required by the rule, including zero depth) with glass doors that can be opened to create an opening greater than 1m wide and allow direct sunlight into the principal living area, may be acceptable if alternate shared outdoor living space is available and easily accessed and it is more compatible with the design of the dwelling than alternative balcony forms.
11. Service areas	a. Effects on on-site amenity for residents	<i>Relevant objectives and policies:</i> i. Objective 15.2.2 ii. Adequate space is available for service areas (Policy 15.2.2.1.d).

15.10.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents

1.	Boundary setback	a. Effects on surrounding sites' residential amenity {Change Res3}	<i>Relevant objectives and policies:</i> i. Objective 15.2.3. ii. Buildings and structures are of a height and setback from boundaries that ensures no more than minor effects on the <u>amenity sunlight access</u> of current and future residential buildings and their outdoor living spaces, or on the <u>amenity of reserves</u> (Policy 15.2.3.1). {Change Res3} iii. In the Inner City Residential Zone, buildings and structures are of a height and setback from boundaries that avoids or, if avoidance is not practicable, adequately mitigates adverse effects on sunlight access on outdoor space at the rear of adjacent sites (Policy 15.2.3.3.c). <i>Potential circumstances that may support a consent application include:</i> iv. Residential buildings on neighbouring sites receive adequate natural light and privacy. v. The reduced setback will mirror the setback of the adjacent residential building, both in minimum distance from the boundary, and the maximum extent to which the encroachment occurs along the boundary (including length and height). vi. There are no windows from living or sleeping areas proposed along the wall of the new building or existing along the wall of any adjacent parallel residential building. vii. <u>Neighbouring sites are not within the residential or Recreation zones.</u> {Change D1}

15.10.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
		b. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity and neighbourhood residential character by ensuring buildings' height, boundary setbacks, and scale reflect existing or intended future residential character (Policy 15.2.4.1.c). {Change Res3} iii. In the Inner City Residential Zone, buildings and structures are of a height and setback from boundaries that: 1. enables a high quality, medium density development (Policy 15.2.3.3.a); 2. is consistent with the existing streetscape character of the zone (Policy 15.2.3.3.b). <i>Potential circumstances that may support a consent application include:</i> iv. The boundary setback is consistent with surrounding properties. v. Landscaping or fences screen or soften the visual effects of buildings. vi. The building is designed to integrate with residential buildings on the site and contribute to residential character and amenity e.g. similar materials to residential buildings, and roof pitch.
2.	Boundary setback - (Rule 15.6.13.1.a.viii.3) garages and carports setback from road boundary	a. Effects on health and safety	See Rule 6.10.

15.10.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
3. Building length	a. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity and neighbourhood residential character by ensuring buildings' scale reflect existing or intended future residential character (Policy 15.2.4.1.c). {Change Res3} <i>Potential circumstances that may support a consent application include:</i> iii. The bulk of the building is broken up by: 1. varying building elevations; 2. setting parts of the building back; 3. using different textures; 4. architectural features; or 5. other forms of building modulation. iv. The visual impact of the building length is screened and softened by landscaping, fencing, or other screening, which provides an attractive interface for surrounding properties. v. The building is set back from boundaries an adequate distance to avoid shading or visual effects on adjacent residential properties or public places. vi. Topography of the site mitigates the effects of the building scale on adjacent residential properties or public places. vii. In the case of buildings to be used for emergency services, there is a need for longer buildings to meet operational requirements.

15.10.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
4. Fence height and design	a. Effects on health and safety	See Rule 9.5.
	b. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4. ii. Fences are of a height and design that contributes positively to the streetscape amenity and character of the neighbourhood (Policy 15.2.4.4). <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. vi. The fence is replacing a hedge of similar (or greater) height and visual permeability.
	c. Effects on surrounding sites' amenity {Change Res9}	<i>Relevant objectives and policies:</i> i. <u>Objective 15.2.3.</u> ii. <u>Structures are of a height and setback from boundaries that ensures no more than minor effects on the amenity of current and future residential buildings and their outdoor living spaces, or on the amenity of reserves (Policy 15.2.3.1).</u> {Change Res3; Change Res9} <i>Potential circumstances that may support a consent application include:</i> iii. <u>Residential buildings on neighbouring sites and their associated outdoor living space will receive adequate natural light and privacy.</u> {Change Res9}
5. Firefighting	a. Effects on health and safety	See Rule 9.5.
6. Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5.

15.10.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
7. - Maximum height - Height in relation to boundary	a. Effects on surrounding sites' residential amenity {Change Res3}	<i>Relevant objectives and policies:</i> i. Objective 15.2.3. ii. Buildings and structures are of a height and setback from boundaries that ensures no more than minor effects on the <u>amenity sunlight access</u> of current and future residential buildings and their outdoor living spaces, or on the <u>amenity of reserves</u> (Policy 15.2.3.1). {Change Res3} iii. In the Inner City Residential Zone, buildings and structures are of a height and setback from boundaries that avoids or, if avoidance is not practicable, adequately mitigates adverse effects on sunlight access on outdoor space at the rear of adjacent sites (Policy 15.2.3.3.c).
	b. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity and <u>neighbourhood residential character</u> by ensuring buildings' height, boundary setbacks, and scale reflect existing or intended future residential character (Policy 15.2.4.1.c). {Change Res3} iii. In the Inner City Residential Zone, buildings and structures are of a height and setback from boundaries that: 1. enables a high quality, medium density development (Policy 15.2.3.3.a); 2. is consistent with the existing streetscape character of the zone (Policy 15.2.3.3.b). <i>Potential circumstances that may support a consent application include:</i> iv. The height and/or height in relation to boundary is consistent with surrounding properties. v. Landscaping or fences screen or soften the visual effects of buildings. vi. Natural landforms or topography (e.g. cliffs, tall trees on adjacent reserves) provide a backdrop to the building.

15.10.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
8.	Location and screening of car parking	a. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4, 6.2.1. ii. Garages, carports, and car parking do not dominate the street (Policy 15.2.4.1.a). <i>Potential circumstances that may support a consent application include:</i> iii. Landscaping or other features soften the impact of these activities. iv. In order to meet Rule 6.6.1.2.a.i (requirement to not reverse onto a motorway, strategic road, arterial road, urban high density corridor, commercial centre street, or collector road), there are no reasonably practicable alternatives other than to contravene the standard.
9.	Location and screening of outdoor storage	a. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity and neighbourhood residential character by ensuring shared service areas are not visible from ground level from outside the site (Policy 15.2.4.1.d). {Change Res3} iii. Development maintains or enhances streetscape amenity by ensuring outdoor storage is managed in a way that does not result in unreasonable visual amenity effects or create nuisance effects (Policy 15.2.4.1.e).

15.10.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
10. Maximum building site coverage and impermeable surfaces	a. Effects on on-site amenity for residents	<i>Relevant objectives and policies:</i> i. Objective 15.2.2. ii. Residential development achieves high quality on-site amenity by retaining adequate open space uncluttered by buildings (Policy 15.2.2.1.c).
	b. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4. ii. Development maintains or enhances streetscape amenity and <u>neighbourhood residential character</u> by ensuring there are adequate green space areas free from buildings or hard surfacing (Policy 15.2.4.1.b). {Change Res3}
	c. Effects on efficiency and affordability of infrastructure (stormwater)	See Rule 9.5.
	d. Effects of stormwater from future development	
11. Number, location and design of ancillary signs	a. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4. ii. Ancillary signs are located and designed to maintain residential 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 what is necessary for that purpose (Policy 15.2.4.5).
	b. Effects on the safety and efficiency of the transport network	See Rule 6.10.
12. Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10.

15.10.4 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 (rules 10.3.3.1 - 10.3.3.5) {Change Res13}	a. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.5.
	b. Effects on public access	
	c. Risk from natural hazards	See Rule 11.4.
14. Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6.
15. Setback from designated rail corridor	a. Effects on the safety and efficiency of the transport network	See Rule 6.10.6.

15.10.5 Assessment of subdivision performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Access	a. Effects on accessibility	See Rule 6.10
2. Esplanade reserves and strips	a. Effects on biodiversity values and the natural character of riparian margins and the coast	See Rule 10.5
	b. Effects on public access	
3. Firefighting {Change PHS1}	a. Effects on health and safety	See Rule 9.5
4. Minimum site size - (Rule 15.7.4.3)	a. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 2.4.1 ii. Resultant sites are of a size: - that provides for compliance of all relevant land use and development performance standards; and - where in a structure plan mapped area, reflects the requirements of the structure plan mapped area performance standards (Policy 2.4.1.8).
		The subdivision is designed to ensure any existing or

15.10.5 Assessment of subdivision performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
		future land use or development is able to meet the performance standards in the zone, provide for a wastewater disposal area away from water bodies where in an unreticulated area, and, where in a structure plan mapped area, reflect the requirements of the structure plan mapped area performance standards, unless: 1. 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 2. the resultant site is required for infrastructure, reserves, access, protection of biodiversity or heritage, or another purpose specified in the shape performance standard for the zone (Policy 2.4.1.8). {Change CP8} <i>General assessment guidance:</i> iii. For subdivision concurrent with an application for multi-unit development, Council will generally only grant subdivision consent where the land use consent is also granted. <i>Potential circumstances that may support a consent application include:</i> iv. The adjustment of site boundaries is necessary to achieve: 1. a more balanced division of site sizes relative to an existing residential building's size, location or access requirements; 2. better alignment with topographical or other site development constraints; or 3. the protection of heritage items, significant trees, indigenous vegetation, or waterways on a site. <i>Conditions of consent that may be imposed include:</i> v. For subdivision concurrent with an application for multi-unit development or an approved land use consent for multi-unit development but where the development has not been established, a condition requiring that the development is established in accordance with the approved land use consent prior to certification of the survey plan pursuant to section 223 of the RMA.
5. Service connections	a. Effects on efficiency and affordability of infrastructure	See Rule 9.5

15.10.5 Assessment of subdivision performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
6. Shape (see also relevant rows below) {Change CP8}	<i>Relevant objectives and policies:</i> a. Objective 2.4.1 b. <u>The Ssubdivision is designed to ensure any existing or future land use or development is able to meet the performance standards in the zone, provide for a wastewater disposal area away from water bodies where in an unreticulated area, or and where in a structure plan mapped area, reflects the requirements of the structure plan mapped area performance standards, unless:</u> - 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 - the resultant site is required for <u>infrastructure, reserves, access, protection of biodiversity or heritage, or another purpose specified in the shape performance standard for the zone:</u> - Scheduled ASBV; QEII covenant; or - reserve; or - access; or - utility; or - road (Policy 2.4.1.8).	<i>General assessment guidance:</i> c. <u>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:</u> - outdoor living space; - boundary setbacks; - setbacks from water bodies; and - setback from scheduled tree. d. <u>For contravention of the building platform slope part of the shape performance standard (Rule 15.7.6.2), see the matters of discretion and assessment rules in relation to earthworks – large scale (Rule 8A.7.2.1). {Change CP8}</u> <i>Conditions that may be imposed include:</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.

15.10.5 Assessment of subdivision performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
7. <u>Shape – resultant site size and shape provides for compliance with other performance standards (rules 15.7.6.1 and 15.7.6.2)</u> {Change CP8}	a. <u>Apply the matters of discretion for the performance standard that would be contravened</u>	<u>General assessment guidance:</u> i. <u>See Rule 15.10 for the assessment guidance relevant to the performance standard that would be contravened.</u>
8. <u>Shape – wastewater disposal area (Rule 15.7.6.3)</u> {Change CP8}	a. <u>Effects on efficiency and affordability of infrastructure (wastewater)</u>	<u>See Rule 9.5</u>

15.10.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. In a hazard overlay zone or swale mapped area : - Hazard exclusion areas (Rule 11.3.1.1) – Swale mapped area - Maximum area of vegetation clearance in the hazard overlay zones (Hazard 1 or 2 (land instability) Overlay Zones) - Relocatable buildings (Hazard 3 (coastal) Overlay Zone) - Outdoor Storage (Hazard 1 (flood) Overlay Zone) - Hazardous substances quantity limits and storage requirements	a. Risk from natural hazards	See Rule 11.4
2. In an urban biodiversity mapped area : Vegetation clearance standards: Maximum area of vegetation clearance (UBMA)	a. Effects on biodiversity values	See Rule 10.5

15.10.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item

Activity		Matters of discretion	Guidance on the assessment of resource consents
3.	In a Huriawa height restriction mapped area : • Maximum height	a. Effects on cultural values of Manawhenua	See Rule 14.3
4.	In a heritage precinct : • Fence height and design • Materials and design • Maximum height • Height in relation to boundary • Location and screening of car parking • Number, location and design of ancillary signs (Rule 15.6.11.6.d) - Freestanding signs ancillary to commercial and community activities in the George Street North Residential Heritage Precinct and North Ground Residential Heritage Precinct	a. Effects on heritage streetscape character	See Rule 13.5
5.	In a wāhi tūpuna mapped area : • Esplanade reserves and strips • Setback from coast and water bodies	a. Effects on cultural values of Manawhenua	See Rule 14.3
6.	Affecting a scheduled heritage building or scheduled heritage structure : • Materials and design	a. Effects on heritage values	See Rule 13.5
7.	In the Taieri Aerodrome flight fan mapped area : • Maximum height (Rule 15.6.6.2.b)	a. Effects on health and safety	See Rule 9.5
8.	In the SNL Overlay Zone: • Maximum height • Area of buildings and structures • Reflectivity	a. Effects on landscape values	See Rule 10.5.
9.	In the Critical Electricity Distribution Infrastructure Corridor mapped area : • Setback from Critical Electricity Distribution Infrastructure (buildings, structures, citywide activities)	a. Effects on health and safety b. Effects on efficient and effective operation of network utilities	See Rule 5.7.

15.10.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item

Activity	Matters of discretion	Guidance on the assessment of resource consents
10. In the Variation 2 mapped area: - Maximum building site coverage and impermeable surfaces (Rule 15.6.10.3 minimum landscaping) - Minimum landscaping (Rule 15.7.8) {Change CP8}	a. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4. ii. The activity maintains or enhances streetscape amenity and neighbourhood residential character by ensuring there are adequate green space areas free from buildings or hard surfacing (Policy 15.2.4.1.b). {Change Res3} <i>General assessment guidance:</i> iii. For trees that are within the required boundary setback, Council will consider whether there will likely be adequate space for the canopy to grow and whether any part of the canopy that extends beyond the boundary will likely create a nuisance or require cutting back in a way which could damage the health of the tree. iv. For proposals which seek to use different plant species than required by the rule, Council will consider the relative contribution of the proposed planting to amenity and character and its support for native animal species.
11. In a ~~stormwater open watercourse mapped area~~: Setback from <u>a stormwater open watercourse mapped area</u> (Rules 10.3.3.W and 10.3.3.X) {Change Res13}	a. Effects on the efficiency and affordability of infrastructure	See Rule 9.5.
12. In a new development mapped area: Service connections – stormwater for development	a. Effectiveness and efficiency of stormwater management and effects of stormwater from future development	See Rule 9.5.

15.10.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item

Activity	Matters of discretion	Guidance on the assessment of resource consents
13. In the former brickworks structure plan mapped area: • Hours of operation • Limits on vehicle movements • Location of industrial activities • Location and screening of outdoor storage • Boundary treatments and other landscaping • Maximum height • Boundary setback	a. Effects on surrounding sites' residential amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.3 ii. Activities provided for operate in a way (including hours of operation) that avoids or, if avoidance is not practicable, adequately mitigates, noise or other adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.2). <i>General assessment guidance:</i> iii. For contraventions of the location of industrial activities performance standard, Council will consider the appropriateness of the building design in relation to matters such as acoustic insulation and the degree of enclosure, to ensure that effects on residential amenity are acceptable for the type of industrial activity proposed. Any consent issued will usually be specific to the activity proposed, and a new consent will usually be required for a change in industrial activity within the building.
	b. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4 ii. New or expanded industrial activity and new buildings and additions and alterations that increase the floor area of buildings used for industrial activities in the former brickworks structure plan mapped area are compatible with the surrounding residential environment and designed, located and operated in a way (including consideration of effects from location, hours of operation and associated vehicle movements) to avoid or, if avoidance is not practicable, adequately mitigate adverse

15.10.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item

Activity		Matters of discretion	Guidance on the assessment of resource consents
			effects on the overall amenity of the residential neighbourhood for residents.
14	In the former brickworks structure plan mapped area : • Limits on vehicle movements	a. Effects on the safety and efficiency of the transport network	See Rule 6.10

Rule 15.11 Assessment of Restricted Discretionary Activities

Rule 15.11.1 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 15.11.2 - 15.11.5:
 - a. list the matters Council will restrict its discretion to, under the heading 'matters of discretion', these matters are not further restricted by any guidance provided; and
 - b. provide guidance on how a consent application will be assessed, under the heading 'guidance on the assessment of resource consents', including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 15.11.2 - 15.11.5 apply as follows:
 - a. Rule 15.11.2 applies to restricted discretionary land use activities;
 - b. Rule 15.11.3 applies to restricted discretionary development activities;
 - c. Rule 15.11.4 applies to restricted discretionary subdivision activities; and
 - d. Rule 15.11.5 applies to activities that are restricted discretionary due to a rule that applies in an overlay zone, mapped area, heritage precinct, or affecting a scheduled heritage item.
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** 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 15.10; 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 15.12; 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 15.13; and
- iii. the assessment guidance in this section will also be considered.

6. **With respect to section 104(2), Council will not consider ancillary residential units as part of the permitted baseline in considering residential density effects in the residential zones. {Change CP15}**

X. With respect to section 104(2), Council will not consider potential permitted new buildings and structures or compliance with the maximum building site coverage and impermeable surfaces performance standard (Rule 15.6.10) as part of the permitted baseline in considering the effects of subdivision activities on stormwater management in the residential zones. {Change CP15}

15.11.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. New buildings or additions and alterations to buildings that result in: - a building that is greater than 300m² footprint or - a multi-unit development	a. Effects on streetscape amenity and character	<i>Relevant objectives and policies:</i> i. Objective 15.2.4 ii. Buildings over 300m² footprint and multi-unit developments are designed to maintain or enhance streetscape and neighbourhood amenity and character (Policy 15.2.4.8) <i>General assessment guidance:</i> iii. In assessing the effects on amenity Council will consider whether building design reflects, and is conducive with, the residential scale. The cumulative effect of buildings on the streetscape amenity will also be considered. iv. In assessing the effects on streetscape amenity and character, Council will consider: 1. building design and placement in terms of appropriateness for the context of the site, including: considering the appropriateness of form (roof pitch, scale, massing, window placement, entrance detailing, and/or proportion) and materials 2. any landscaping proposed and its effectiveness in enhancing amenity and/or mitigating adverse effects 3. the level of visibility from the street

15.11.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
		4. the location of any car parking 5. whether the development provides adequate green space and maintains an appropriate balance of green space vs built and hard features 6. whether the development has the potential to adversely affect any heritage streetscape values in the immediate neighbourhood v. in general, where a new building is located within an integrated group of buildings that contribute strongly to the heritage streetscape character of the immediate neighbourhood, design maintains the coherence of the group and the contribution it makes to the overall character and amenity. <i>Conditions that may be imposed include:</i> vi. Requirements for design features to break up the bulk of the building, for example by varying building elevations, by setting parts of the building back, use of different textures, by the use of architectural features, or modulation. <i>Potential circumstances that may support a consent application include:</i> vii. The visual effects of the building is screened and softened by landscaping, fencing, or other screening, which provides an attractive interface with the street. viii. The building is set back from boundaries adequate distance to avoid shading or visual effects on adjacent residential properties or public places. ix. Topography of the site mitigates the effects of the building scale on adjacent residential properties or public places.
2. New buildings or additions and alterations to buildings that result in a multi-unit development	a. Effects on efficiency and affordability of infrastructure (stormwater)	See Rule 9.6.
	b. Effects of stormwater from future development	
	c. Effects on the safety and efficiency of the transport network {Change Res11}	See Rule 6.11.

15.11.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
3. In the General Residential 1 Zone or Township and Settlement Zone (except within a no DCC reticulated wastewater mapped area): New buildings or additions and alterations to buildings that result in a multi-unit development {Change Res11}	a. Effects on the safety and efficiency of the transport network	See Rule 6.11.
4. High trip generators: New or additions to parking areas that result in 50 or more new parking spaces	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility	See Rule 6.11.

15.11.4 Assessment of restricted discretionary subdivision activities

Activity	Matters of discretion	Guidance on the assessment of resource consents

1.	All subdivision activities	a. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4. ii. Subdivision is designed to ensure any future land use and development will: 1. maintain the amenity of the streetscape; 2. reflect the current or future intended character of the neighbourhood; 3. provide for development to occur without unreasonable earthworks or engineering requirements; and 4. provide for quality housing (Policy 15.2.4.6). <i>Design considerations that may support a consent application include:</i> iii. The layout of the subdivision takes into account solar orientation and is designed to ensure future development will facilitate a high level of passive solar gain. <i>Conditions that may be imposed include:</i> iv. Building platforms registered against the title by way of consent notice.
		b. Risk from natural hazards	See Rule 11.5.
		c. Effects on efficiency and affordability of infrastructure	See Rule 9.6.
		d. Effects of stormwater from future development	
		e. Effects on the safety and efficiency of the transport network	See Rule 6.11.
		<u>f. Effects on health and safety {Change PHS1}</u>	<u>See Rule 9.6</u>
2.	All subdivision activities that involve a new road	a. Effects on the safety and efficiency of the transport network	See Rule 6.11.

15.11.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item

Activity	Matters of discretion	Guidance on the assessment of resource consents

1.	In a hazard 1 or 2 (flood) overlay zone (see Rule 15.3.6): New buildings, and additions and alterations to buildings that create within any two calendar-year period more than 36m² of new ground floor area	a. Risk from natural hazards	See Rule 11.5
2.	In all hazard overlay zones, swale mapped areas and dune system mapped areas : All subdivision activities	a. Risk from natural hazards	See Rule 11.5
3.	In a UBMA : All subdivision activities	a. Effects on biodiversity values	See Rule 10.6
4.	In a heritage precinct : All RD activities due to being in a heritage precinct	a. Effects on heritage streetscape character	See Rule 13.6
5.	Activities affecting a scheduled heritage site : - New buildings and all other structures on a scheduled heritage site, where visible from an adjoining public place or a public place within the site - Parking, loading and access on a scheduled heritage site, where visible from an adjoining public place or a public place within the site - All subdivision activities	a. Effects on heritage values	See Rule 13.6
6.	Activities affecting a scheduled heritage building or a scheduled heritage structure : - Additions and alterations that affect a protected part of a scheduled heritage building or scheduled heritage structure - Removal for relocation - All subdivision activities on sites containing a scheduled heritage building or scheduled heritage structure	a. Effects on heritage values	See Rule 13.6
7.	In a wāhi tūpuna mapped area where the activity is identified as a threat in Appendix A4: General subdivision	a. Effects on cultural values of Manawhenua	See Rule 14.4

15.11.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item

Activity		Matters of discretion	Guidance on the assessment of resource consents
8.	In the Hazard 2 (flood) Overlay Zone: - Natural hazards sensitive activities - Natural hazards potentially sensitive activities	a. Risk from natural hazards	See Rule 11.5
9.	In the National Grid Subdivision Corridor mapped area: All subdivision activities	a. Risk to the safety of people and property b. Reverse sensitivity effects c. Effects on efficient and effective operation of the National Grid and access to it	See Rule 5.8.
10.	In the Critical Electricity Distribution Infrastructure Corridor mapped area: All subdivision activities	a. Effects on health and safety b. Reverse sensitivity effects c. Effects on efficient and effective operation of network utilities	See Rule 5.8.

15.11.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item

Activity		Matters of discretion	Guidance on the assessment of resource consents
11.	In a new development mapped area : • All subdivision activities	a. Whether subdivision design supports energy-efficient housing	See Rule 12.X.
		b. Provision for amenity planting and public amenities	See Rule 12.X.
		c. Provision of recreation spaces	See Rule 12.X.
		d. Whether subdivision design maintains or enhances areas with important natural environment values	See Rule 12.X.
		e. Whether subdivision design supports efficient use of land	See Rule 12.X.
		f. Effectiveness and efficiency of stormwater management and effects of stormwater from future development	See Rule 9.6.
		g. Effects on efficient and effective operation of network utilities (electricity and telecommunications)	See Rule 12.X.
		h. Whether the subdivision design (including any associated off-site access and infrastructure) maintains or enhances significant heritage values	See Rule 12.X.
12.	In the following new development mapped areas , all subdivision activities, multi-unit development, and supported living facilities: • Wattie Fox Lane	a. Effectiveness and efficiency of wastewater management and effects of wastewater from future development	See Rule 9.6.
13.	In the Variation 2 mapped area : • New buildings or additions and alterations to buildings that result in a multi-unit development {Change Res11}	a. Effects on the safety and efficiency of the transport network	See Rule 6.11.

15.11.5 Assessment of restricted discretionary activities in an overlay zone, mapped area, heritage precinct or affecting a scheduled heritage item

Activity	Matters of discretion	Guidance on the assessment of resource consents
14. In the former brickworks structure plan mapped area: • All other activities in the industrial activities category • New buildings and additions and alterations that increase the floor area of buildings used for industrial activity	a. Effects on surrounding sites' residential amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.3 ii. Activities provided for operate in a way (including hours of operation) that avoids or, if avoidance is not practicable, adequately mitigates, noise or other adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.2).
	b. Effects on neighbourhood residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 15.2.4 ii. New or expanded industrial activity and new buildings and additions and alterations that increase the floor area of buildings used for industrial activities in the former brickworks structure plan mapped area are compatible with the surrounding residential environment and avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the amenity of the streetscape and character of the neighbourhood (Policy 15.2.4.9).
15. In the former brickworks structure plan mapped area: • All other activities in the industrial activities category	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
	b. Effects on the efficiency and affordability of infrastructure	See Rule 9.6

Rule 15.12 Assessment of Discretionary Activities

Rule 15.12.1 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 15.12.2 - 15.12.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, under the heading 'guidance on the assessment of resource consents', 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. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
 - c. general assessment guidance, including any effects that will be considered as a priority; and
 - d. conditions that may be imposed.
3. Rules 15.12.2 - 15.12.3 apply as follows:
 - a. Rule 15.12.2 applies to discretionary land use activities; and
 - b. Rule 15.12.3 applies to discretionary performance standard contraventions.
4. **With respect to section 104(2), Council will not consider ancillary residential units as part of the permitted baseline in considering residential density effects in the residential zones. {Change CP15}**
5. 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.

15.12.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
1. All discretionary land use activities listed below	<i>Relevant guidance from other sections (priority considerations):</i> a. 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. b. 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. c. 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.

15.12.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
2. Registered health practitioners Healthcare {Change D16}	<i>Relevant objectives and policies (priority considerations)</i> a. Objectives 15.2.1, 15.2.3, 15.2.4 X. The effects of healthcare facilities will be managed in line with objectives 15.2.2, 15.2.3 and 15.2.4, and their policies (Policy 15.2.1.1) b. Healthcare facilities Registered health practitioners are designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). Y. Healthcare facilities are designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on streetscape amenity (Policy 15.2.4.7). {Change D16} <i>General assessment guidance:</i> c. In assessing the effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number and nature of vehicle movement on the adjoining road, with consideration of the Road Hierarchy in Appendix 6A. <i>Potential circumstance that may support a consent application include</i> d. The scale of the facilities is appropriate to the residential environment, providing for a small number of registered health practitioners, rather than a medical centre, which should be located in a centre. The scale of the healthcare facility is appropriate to the surrounding residential environment. {Change D16} <i>Conditions that may be imposed include:</i> e. Delivery/pick up time restrictions. f. Landscaping to minimise amenity effects of lighting, vehicle headlights, or parking areas on surrounding properties. g. Number of staff registered practitioners to be employed. {Change D16}

15.12.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
3. • Early childhood education - large scale • Schools	<i>Relevant objectives and policies (priority considerations)</i> - Objective 15.2.3 - Schools and early childhood education are designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). <i>General assessment guidance:</i> - In assessing the effects on amenity Council will consider whether buildings and outdoor areas are designed and located to reduce noise emissions. <i>Conditions that may be imposed include:</i> - Delivery time restrictions - Landscaping to minimise amenity effects of lighting, vehicle headlights or parking areas on surrounding properties. - Mitigation measures to minimise noise such as insulation, acoustic fencing, low noise surfaces for play areas, or other such treatments. - A noise management plan may be required.
4. Sport and recreation (not involving the use of motor vehicles)	<i>Relevant objectives and policies (priority considerations)</i> - Objective 15.2.3 - Sport and recreation is designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). <i>General assessment guidance:</i> - In assessing the effects on amenity Council will consider whether buildings and outdoor areas are designed and located to reduce noise emissions. - The design or location of the activity will not result in impacts or parking pressure on the surrounding residential environment. - Hours of operation proposed are appropriate for the residential environment. - The scale of the facilities is appropriate to the residential environment. <i>Conditions that may be imposed include:</i> - Landscaping to minimise amenity effects of lighting, vehicle headlights or parking areas on surrounding properties. - Hours of operation. - Car parking requirements.

15.12.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
5. Stand-alone car parking	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 15.2.3 b. Stand-alone car parking is designed and located in a way that avoids or, if avoidance is not practicable, adequately mitigates, adverse effects on the amenity of surrounding residential properties (Policy 15.2.3.4). <i>General assessment guidance:</i> c. In assessing the effects on the amenity of surrounding residential properties, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number and nature of vehicle movement on the adjoining road, with consideration of the Road Hierarchy in Appendix 6A. <i>Conditions that may be imposed include:</i> d. Requirements for fencing or landscaping of car parking areas to minimise adverse visual or nuisance effects from lighting and/ or vehicle headlights on surrounding properties.
6. Restaurants or retail ancillary to sport and recreation	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 15.2.4 b. Sport and recreation facilities are designed and operated in a way that avoids or, if avoidance is not practicable, adequately mitigates, adverse effects on streetscape amenity (Policy 15.2.4.7). <i>General assessment guidance:</i> c. The ancillary activity is designed and managed so as to be unlikely to attract external customers. d. There will be no external advertising on buildings facing the street, for the ancillary activity.
7. Service stations on a strategic road or arterial road	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 15.2.1, 15.2.3 and 15.2.4. b. Provide for service stations on a strategic road or arterial road where: i. safe and convenient access to the site for pedestrians and cyclists can be provided; ii. there is adequate public infrastructure to service the development or any necessary upgrades to public infrastructure will be provided; iii. the service station will not detract from the economic and social vibrancy and viability of any nearby centres; and iv. policies 15.2.3.4 and 15.2.4.7 can be achieved (Policy 15.2.1.7). c. Service stations are designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties

15.12.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
	(Policy 15.2.3.4). d. Service stations are designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on streetscape amenity (Policy 15.2.4.7). <i>General assessment guidance:</i> e. In assessing the effects on the amenity of surrounding residential properties and the streetscape amenity, Council will consider the: i. design and location of buildings, forecourts/yards and signs; ii. location of access/egress points; iii. effects of vehicle movements on the site; and iv. the hours of operation, light spill, noise and location of service station development in relation to site boundaries. f. See Rule 6.12.2.1 for guidance on the assessment of the effects on the safety and efficiency of the transportation network, and other transportation effects. g. In assessing the effects on public infrastructure, Council will consider the extent to which the service station is likely to attract pedestrians and cyclists and if necessary whether safe and convenient access for pedestrians and cyclists is available or will be provided. <i>Potential circumstances that may support a consent application include:</i> h. The service station is located on a site previously used for service station activity or that is otherwise a Hazardous Activities and Industries List (HAIL) site. i. Any necessary upgrades to available public infrastructure will be made. <i>Conditions that may be imposed include:</i> j. Requirements for fencing, landscaping and/or setbacks of buildings, forecourts/yards, signs and access/egress points to minimise adverse visual or nuisance effects from noise, lighting and/or vehicle headlights on surrounding properties. k. Restrictions on hours of operation. l. Restrictions on on-site lighting. m. Requirements for screening of storage areas. n. Requirement to control dust. o. Conditions related to building design, scale and bulk including roof lines, height, façade articulation, colour and materials to ensure compatibility with surrounding residential amenity. p. Restrictions on signage.

16.2 Objectives and Policies

Objective 16.2.1	
Rural zones are reserved for productive rural activities and the protection and enhancement of the natural environment, along with certain activities that support the well-being of communities where these activities are most appropriately located in a rural rather than an urban environment.	
Policy 16.2.1.1	Enable farming, grazing and conservation in the rural zones.
Policy 16.2.1.2	Provide for rural activities, veterinary services, rural industry, rural contractor and transport depots, community activities (<u>excluding healthcare</u>), emergency services, cemeteries and crematoriums in the rural zones where the effects will be adequately managed in line with objectives 16.2.2, 16.2.3, and 16.2.4 and their policies, and the objectives and policies of any relevant overlay zones. {Change D16}
Policy 16.2.1.3	Require rural ancillary retail, rural tourism and working from home to be at a scale that: a. is ancillary to and supportive of productive rural activities or conservation activity on the same property; and b. supports objectives 2.3.2 and 2.4.3 and their policies.
Policy 16.2.1.4	Only allow visitor accommodation in the rural zones where it supports productive rural activities or a significant conservation activity on the same property.
Policy 16.2.1.5	Avoid subdivision activities that create one or more resultant sites that contravene the minimum site size standard for the zone, unless: a. the subdivision is provided for under Policy 16.2.1.10; or b. the subdivision, considered as a whole: i. will not result in an increase in the number of sites that contravene the minimum site size; ii. will not result in an increase in the residential development potential of the subject land, beyond that provided for by the density land use performance standard and the minimum site size subdivision standard; and iii. will meet policies 16.2.3.8 and 16.2.4.3.
Policy 16.2.1.6	Restrict the tenancy and design of family flats to: a. avoid, as far as practicable, the risk they will be used for a separate, non-ancillary, residential activity; and b. avoid, as far as practicable, future pressure to subdivide off family flats.
Policy 16.2.1.7	Avoid residential activity in the rural zones on a site that does not comply with the density standards for the zone, unless: a. it is the result of a surplus dwelling subdivision; or b. the residential activity will be associated with long term land management and/or capital investment that will result in: i. significant positive effects for rural productivity; and/or ii. a significant contribution to the enhancement or protection of biodiversity values an existing area of important indigenous vegetation and/or habitat of indigenous fauna and its enhancement.. {Change RU7}

Objective 16.2.1

Rural zones are reserved for productive rural activities and the protection and enhancement of the natural environment, along with certain activities that support the well-being of communities where these activities are most appropriately located in a rural rather than an urban environment.

Policy 16.2.1.8	Avoid supported living facilities, commercial activities, industrial activities, and major facility activities, unless otherwise provided for, in the rural zones.
Policy 16.2.1.9	Only allow cross lease, company lease and unit title subdivision in the rural zones where it does not result in an increase in residential development potential beyond that which might be achieved through a general subdivision.
Policy 16.2.1.10	Only allow the subdivision of a surplus dwelling where: a. the subdivision meets policies 16.2.3.8 and 16.2.4.3.a, b and d; b. the dwelling is habitable and in good condition; and c. the subdivision will not result in any additional development potential for residential activity across resultant sites than would otherwise be provided for by the minimum site size standard.
Policy 16.2.1.11	Provide for service stations on a strategic road or arterial road where: a. safe and convenient access to the site for pedestrians and cyclists can be provided; b. there is adequate public infrastructure to service the development or any necessary upgrades to public infrastructure will be provided; c. the service station will not detract from the economic and social vibrancy and viability of any nearby centres; and d. policies 16.2.2.5 and 16.2.3.6 can be achieved.
Policy 16.2.1.12	Enable the New Zealand Marine Studies Centre in the Portobello Marine Science mapped area .
Policy 16.2.1.13 {Change RU6}	<u>Provide for the upgrade and expansion of existing lawfully established rural industry and intensive farming where this will have positive effects on rural productivity and the effects will be adequately managed in line with objectives 16.2.2, 16.2.3 and 16.2.4 and their policies, and the objectives and policies of any relevant overlay zones.</u>
Policy 16.2.1.14 {Change D16}	<u>Only allow healthcare in the rural zones where:</u> a. <u>due to the nature of the healthcare activity, it is more appropriately located in a rural rather than an urban environment; and</u> b. <u>the effects will be adequately managed in line with objectives 16.2.2, 16.2.3 and 16.2.4 and their policies, and the objectives and policies of any relevant overlay zones.</u>

Objective 16.2.2

The potential for conflict between activities within the rural zones, and between activities within the rural zones and adjoining residential zones, is minimised through measures that ensure:

- a. the potential for reverse sensitivity in the rural zones is minimised;
- b. the residential character and amenity of adjoining residential zones is maintained; and
- c. a reasonable level of amenity for residential activities in the rural zones.

Policy 16.2.2.1	Require residential buildings and cemeteries to minimise, as far as practicable, the potential for reverse sensitivity by being set back an adequate distance from: a. site boundaries; and b. intensive farming, domestic animal boarding and breeding (including dogs), mining, landfills, wind generators - large scale, and the Waitati Rifle Range.
Policy 16.2.2.2	Require buildings <u>and large structures</u> that house animals to be set back from site boundaries an adequate distance to ensure that any adverse effects on sensitive activities on adjoining sites, such as residential activities, are avoided or, if avoidance is not practicable, are no more than minor. {Change D10}
Policy 16.2.2.3	Require all new buildings <u>and large structures</u> to be located an adequate distance from site boundaries to ensure a good level of amenity for residential activities on adjoining sites. {Change D10}
Policy 16.2.2.4	Require rural ancillary retail, rural tourism - small scale, working from home, mineral exploration, and mineral prospecting to operate in a way (including hours of operation or, for mineral exploration, use of blasting) that avoids or, if avoidance is not practicable, adequately mitigates noise or adverse effects on the amenity of sensitive activities on surrounding properties.
Policy 16.2.2.5	Only allow rural tourism - large scale, rural research - large scale (outside the Invermay Farm mapped area), rural contractor and transport depots - large scale, community and leisure - large scale, <u>healthcare</u> , sport and recreation, veterinary services, visitor accommodation, cemeteries, crematoriums, intensive farming, domestic animal boarding and breeding (including dogs), rural industry, mining, service stations, or landfills where adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated. {Change D16}
Policy 16.2.2.6	Require forestry and shelterbelts and small woodlots to be set back an adequate distance to avoid or minimise, as far as practicable, significant effects from shading on residential buildings on surrounding properties.
Policy 16.2.2.7	Only allow cemeteries where they are designed to avoid, as far as practicable, the potential for reverse sensitivity by locating graves a suitable distance from site boundaries and providing adequate screening from surrounding activities.

Objective 16.2.3

The rural character values and amenity of the rural zones are maintained or enhanced, elements of which include:

- a predominance of natural features over human made features;
- a high ratio of open space, low levels of artificial light, and a low density of buildings and structures;
- buildings that are rural in nature, scale and design, such as barns and sheds;
- a low density of residential activity, which is associated with rural activities;
- a high proportion of land containing farmed animals, pasture, crops, and forestry;
- extensive areas of indigenous vegetation and habitats for indigenous fauna; and
- other elements as described in the character descriptions of each rural zone located in Appendix A7.

Policy 16.2.3.1	Require buildings and structures to be set back from site boundaries and of a height that maintains the rural character values and visual amenity of the rural zones.

Objective 16.2.3

The rural character values and amenity of the rural zones are maintained or enhanced, elements of which include:

- a. a predominance of natural features over human made features;
- b. a high ratio of open space, low levels of artificial light, and a low density of buildings and structures;
- c. buildings that are rural in nature, scale and design, such as barns and sheds;
- d. a low density of residential activity, which is associated with rural activities;
- e. a high proportion of land containing farmed animals, pasture, crops, and forestry;
- f. extensive areas of indigenous vegetation and habitats for indigenous fauna; and
- g. other elements as described in the character descriptions of each rural zone located in Appendix A7.

Policy 16.2.3.2	Require residential activity to be at a density that maintains the rural character values and visual amenity of the rural zones.
Policy 16.2.3.3	Require mineral exploration and mineral prospecting to restore land to at least the same standard as before the activity commenced with respect to landform and productive potential.
Policy 16.2.3.4	Only allow mining and landfills where there is reasonable certainty that land will be restored or rehabilitated to an acceptable standard with respect to landform and to enable a return to productive, recreational or conservation use as soon as possible.
Policy 16.2.3.5	Only allow intensive farming, rural tourism - large scale, rural industry, rural research - large scale (outside the Invermay Farm mapped area), rural contractor and transport depots - large scale, mining and landfills where adverse effects from large scale development on rural character and visual amenity will be avoided or minimised as far as practicable.
Policy 16.2.3.6	Only allow community and leisure - large scale, sport and recreation, early childhood education, <u>healthcare</u> , service stations, and visitor accommodation where the adverse effects of development on rural character and visual amenity are avoided or, if avoidance is not practicable, no more than minor. {Change D16}
Policy 16.2.3.7	Require ancillary signs to be located and designed to maintain rural character and visual 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 16.2.3.8	Only allow subdivision activities where the subdivision is designed to ensure any associated future land use and development will maintain or enhance the rural character and visual amenity of the rural zones.
Policy 16.2.3.9	Require activities to be designed and operated to ensure that any adverse effects from light spill on rural character and amenity, and the ability of people to view the night sky, will be no more than minor.
Policy 16.2.3.10	Require large buildings and structures in the Hill Slopes Rural Zone to avoid adverse visual effects caused by reflectivity or, if avoidance is not practicable, ensure effects are no more than minor.
Policy 16.2.3.11	Require papakāika to maintain, as far as practicable, the rural character values and amenity of the rural zones in terms of the design, scale and location of the development.

Objective 16.2.3

The rural character values and amenity of the rural zones are maintained or enhanced, elements of which include:

- a. a predominance of natural features over human made features;
- b. a high ratio of open space, low levels of artificial light, and a low density of buildings and structures;
- c. buildings that are rural in nature, scale and design, such as barns and sheds;
- d. a low density of residential activity, which is associated with rural activities;
- e. a high proportion of land containing farmed animals, pasture, crops, and forestry;
- f. extensive areas of indigenous vegetation and habitats for indigenous fauna; and
- g. other elements as described in the character descriptions of each rural zone located in Appendix A7.

Policy 16.2.3.12	Require scheduled mining activities to be designed, located and undertaken in a way that avoids or, if avoidance is not practicable, adequately mitigates: a. sediment run-off onto any property, or into any stormwater pipes, drains, channels or soakage systems; and b. dust nuisance on the amenity of surrounding sites.
Policy 16.2.3.13	Require residential buildings in the Hill Slopes Rural Zone to be of a size that avoids adverse visual effects or, if avoidance is not practicable, ensure effects are no more than minor.

16.3.1 Rule Location

The activity status tables in rules 16.3.3 to 16.3.6 specify the activity status of land use activities, development activities, and subdivision activities in the rural zones 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 and site investigation {Change Earth1}**
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

16.3.3 Land Use Activity Status Table

1.	Performance standards that apply to all land use activities					a. Acoustic insulation (noise sensitive activities only) b. Light spill c. Noise d. Setback from National Grid (National Grid sensitive activities only)
<u>All land use activities</u>		<u>Activity status</u>				<u>Performance standards</u>
X.	<u>High trip generators:</u> <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded</u> {Change CP1}	RD				
Rural activities		Activity status				Performance standards
		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	
2.	Domestic animal boarding and breeding (not including dogs)	P	P	NC	NC	i. Location
3.	Domestic animal boarding and breeding (including dogs)	RD	RD	NC	NC	i. Location
4.	Intensive farming not in an RTZ	RD	RD	NC	NC	i. Minimum mobility car parking
5.	Intensive farming in an RTZ	D	N/A	N/A	N/A	
6.	Farming	P	P	P	NC	
7.	Forestry not in an RTZ	P	RD	NC	NC	i. Forestry and shelterbelts and small woodlots setbacks ii. Tree species
8.	Forestry in an RTZ	D	N/A	N/A	N/A	
9.	Grazing	P	P	P	NC	

10.	Landfills not in an RTZ	D	D+ in SNL/NCC NC in ONL	Pr	NC	
11.	Landfills in an RTZ	NC	N/A	N/A	N/A	
12.	Mineral prospecting	P	P	NC	NC	i. Hours of operation ii. Site restoration
13.	Mineral exploration that does not involve blasting	P	P	NC	NC	i. Hours of operation ii. Site restoration
14.	Mineral exploration that involves blasting	P	D+ in SNL/NCC NC in ONL	NC	NC	i. Hours of operation ii. Site restoration iii. Blasting
15.	Mining not in an RTZ	D	D+ in SNL/NCC NC in ONL	Pr	NC	
16.	Mining in an RTZ	NC	N/A	N/A	N/A	
17.	Scheduled mining activity (other than SMA008)	P	P	P	N/A	i. Scheduled mining activity
18.	Scheduled mining activity (SMA008)	C	C	N/A	N/A	i. Scheduled mining activity
19.	Expansion of scheduled mining activity	D	D+ in SNL/NCC NC in ONL	Pr in an ONCC or HNCC SMA002 Pr in ONF SMA007 NC in ONF	NC	
20.	Rural ancillary retail	P	P	P	P	i. Hours of operation ii. Location iii. Maximum gross floor area iv. Minimum mobility car parking

21.	Rural tourism - small scale	P	P	P	P	i. Hours of operation ii. Location iii. Minimum mobility car parking
22.	Rural tourism - large scale	D	D	D	D+	
23.	Rural research - small scale	P	P	P	P	i. Minimum mobility car parking
24.	Rural research - large scale outside the Invermay Farm mapped area	D	D	NC	D+	
25.	Rural research - large scale in the Invermay Farm mapped area	P	N/A	N/A	N/A	
Residential activities		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	Performance standards
26.	Papakāika ¹	C	C	NC	NC	i. Density ii. Separation distances
27.	Residential activities within the airport noise inner control mapped area	Pr	N/A	N/A	N/A	
28.	Standard residential outside a hazard facility mapped area	P	P	NC	NC	i. Density ii. Separation distances iii. Family flats
29.	Standard residential within a hazard facility mapped area	NC	NC	N/A	N/A	
30.	Supported living facilities	NC	NC	NC+	NC+	
31.	Working from home	P	P	P	P	i. Hours of operation ii. Maximum gross floor area
Community activities		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	Performance standards
32.	Conservation	P	P	P	P	
33.	Community and leisure within a hazard facility mapped area	NC	NC	N/A	N/A	

34.	Community and leisure - small scale outside a hazard facility mapped area	P	P	P	P	i. Minimum mobility car parking
35.	Community and leisure - large scale outside a hazard facility mapped area	D	D	D	D+	
36.	Early childhood education outside a hazard facility mapped area	D	D	D	NC	
37.	Early childhood education within a hazard facility mapped area	NC	NC	N/A	N/A	
38.	Sport and recreation	D	D	D	D+	
Y.	Healthcare outside a hazard facility mapped area {Change D16}	D	D	D	D+	
Z.	Healthcare within a hazard facility mapped area {Change D16}	NC	NC	NC	NC	
Commercial activities		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	Performance standards
39.	Ancillary licensed premises	Same status as underlying activity	Same status as underlying activity	Same status as underlying activity	Same status as underlying activity	
40.	Restaurants or retail activities ancillary to sport and recreation	D	D	D	D+	
41.	Stand-alone car parking	P	P	P	P	
42.	Veterinary services (large animal practice) outside a hazard facility mapped area	RD	RD	NC	NC	
43.	Veterinary services (large animal practice) within a hazard facility mapped area	NC	NC	NC	NC	
44.	Visitor accommodation outside the airport noise inner control mapped area and outside a hazard facility mapped area	D	D	NC	NC	
45.	Visitor accommodation within a hazard facility mapped area	NC	NC	N/A	N/A	

46.	Visitor accommodation within the airport noise inner control mapped area	Pr	N/A	N/A	N/A	
47.	Service stations on a strategic road or arterial road	D	NC	NC	NC	
48.	Service stations other than on a strategic road or arterial road	NC	NC	NC	NC	
49.	All other activities in the commercial activities category	NC	NC	NC	NC+	
Industrial activities		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	Performance standards
50.	Rural contractor and transport depots - small scale	P	P	NC	NC	
51.	Rural contractor and transport depots - large scale	D	D	NC	NC	
52.	Rural industry	D	D	NC	NC	
53.	All other activities in the industrial activities category	NC	NC	NC	NC+	
Major facility activities		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	Performance standards
54.	Cemeteries outside a hazard facility mapped area	RD	RD	NC	NC	i. Separation distances
55.	Cemeteries within a hazard facility mapped area	NC	NC	N/A	N/A	
56.	Crematoriums outside a hazard facility mapped area	RD	RD+	NC	NC	i. Minimum mobility car parking
57.	Crematoriums within a hazard facility mapped area	NC	NC+	N/A	N/A	
58.	Emergency services outside a hazard facility mapped area	P	NC	NC	NC	i. Minimum mobility car parking
59.	Emergency services within a hazard facility mapped area	NC	NC	N/A	N/A	
60.	New Zealand Marine Studies Centre in the Portobello Marine Science mapped area	P	P	N/A	N/A	
61.	All other activities in the major facility activities category	NC	NC+	NC+	NC+	

16.3.4 Development Activity Status Table

1.	Performance standards that apply to all development activities				a. Natural Hazards Performance Standards b. Setback from scheduled tree
2.	Performance standards that apply to all buildings and structures activities				a. Boundary setbacks b. Firefighting c. Maximum height d. Number, location and design of ancillary signs e. Reflectivity (landscape and coastal character overlays) f. Setback from coast and water bodies g. Setback from National Grid h. Setback from Critical Electricity Distribution Infrastructure
Buildings and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See rows 6 - 13)		Activity status			Performance standards
		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	
				d. ASBV	

3.	New buildings or structures or additions and alterations (except fences)	P	P	NC	P	i. Area, number and location of buildings and structures (ONLs, SNLs, NCCs, ASBVs, Hill Slopes)
4.	Fences	P	P	P	P	
5.	All other buildings and structures activities	P	P	P	P	
Buildings and structures activities that affect a protected part of a scheduled heritage building or a scheduled heritage structure		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	Performance standards
6.	Repairs and maintenance	P	P	P	P	
7.	Restoration of a building or structure that has a Heritage New Zealand Pouhere Taonga Category 1 listing (as detailed in Appendix A1.1)	C	C	C	C	
8.	Restoration of all other scheduled heritage buildings and scheduled heritage structures	P	P	P	P	
9.	Earthquake strengthening where external features only are protected	C	C	C	C	i. Materials and design
10.	Signs attached to buildings or structures	P	P	P	P	
11.	All other additions and alterations	RD	RD	RD	RD	
12.	Demolition	NC	NC	NC	NC	
13.	Removal for relocation	RD	RD	RD	RD	
Development activities on a scheduled heritage site, where visible from an adjoining public place or a public place within the heritage site		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	Performance standards
14.	New structures no more than 2.5m high or 2m ² footprint	P	P	P	P	
15.	All other new structures	RD	RD	RD	RD	
16.	New buildings	RD	RD	RD	RD	

17.	Parking, loading and access	RD	RD	RD	RD	i. Parking, loading and access standards
Site development activities in all areas (except as covered by rows 14 - 17 above)		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	Performance standards
18.	Outdoor storage	P	P	P	P	
19.	New or additions to parking areas that result in 50 or more new parking spaces.	RD	RD	RD	RD	i. Parking, loading and access standards
20.	Parking, loading and access	P	P	P	P	i. Parking, loading and access standards
21.	Indigenous vegetation clearance - small scale	P	P	P	P	i. Vegetation clearance standards
22.	Indigenous vegetation clearance - large scale	RD	RD in ONL/SNL RD+ in NCC	RD+ in ONF NC in ONCC/HNCC	<u>D in the 3 Waters infrastructure mapped area, where Rule 10.3.2.1.e.X is met; NC in all other circumstances {Change NET}</u>	i. Vegetation clearance standards
23.	All other vegetation clearance	P	P	P	P	i. Vegetation clearance standards
24.	Storage and use of hazardous substances	P	P	P	P	i. Hazardous substances quantity limits and storage requirements ii. Setback from coast and water bodies

25.	Shelterbelts and small woodlots	P	P	RD	RD	i. Forestry and shelterbelts and small woodlots setbacks ii. Tree species
26.	All other site development activities	P	P	P	RD	

16.3.5 Subdivision Activity Status Table

Subdivision activities		Activity status				Performance standards
		a. RU	b. ONL/ SNL/NCC	c. ONF/ ONCC/HNCC	d. ASBV	
1.	General subdivision	RD	RD+	RD+	RD+	i. Access ii. Esplanade reserves and strips iii. Firefighting {Change PHS1} iv. Minimum site size v. Shape vi. Setback from National Grid (subdivision activities)
2.	Cross lease, company lease and unit title subdivision	D	D	D	D	

16.5.2 Density

1. The maximum density of standard residential activity is as follows:

Rural Zone		i. Minimum site size - first residential activity per site	ii. Minimum site size - second residential activity per site	iii. Minimum site size - third residential activity per site
a.	Coastal	15ha	80ha	120ha
b.	High Country	100ha	200ha	300ha
c.	Hill Country	100ha	200ha	300ha
d.	Hill Slopes	15ha	50ha	75ha
e.	Middlemarch Basin	40ha	160ha	240ha
f.	Peninsula Coast	20ha	80ha	120ha

Rural Zone	i. Minimum site size - first residential activity per site	ii. Minimum site size - second residential activity per site	iii. Minimum site size - third residential activity per site
g. Taieri Plain	25ha	80ha	120ha

h. except:

- i. papakāika may be developed at a density of 6 residential units, or 15 habitable rooms per site, whichever is the lesser;
- ii. in the Middlemarch Basin, Hill Country and High Country rural zones, a single residential activity is permitted on any site that existed before 26 September 2015, and that is 15ha or larger, provided the residential activity is established prior to 7 November 2025; and
- iii. in the Peninsula Coast Rural Zone, a single residential activity is permitted on any site that existed before 26 September 2015, and that is 15ha or larger.

2. Multiple standard residential activities (additional primary residential buildings (houses)) are only allowed on a single site where they are located no closer than ~~80m~~ 40m from other residential buildings on the same site (family flats or sleepouts are considered part of the same residential activity), except: **{Change RU4}**
 - a. multiple residential units developed as part of papakāika may be located closer than ~~80m~~ 40m to each other. **{Change RU4}**
3. If a site is crossed by a boundary between two or more rural zones, all of the following apply:
 - a. the maximum density of the standard residential activity must meet the density required for the rural zone in which the residential activity is to be established;
 - b. the total site size must meet the minimum site size for the zone in which the residential activity is to be established; and
 - c. for each new residential activity per site, a minimum of 2ha of the site per residential activity must be located within the rural zone in which the residential activity is to be established.
4. One family flat is allowed in association with each standard residential activity that meets this performance standard for density.
5. Standard residential activity that contravenes the performance standard for density is a non-complying activity, except:
 - a. papakāika that contravenes the performance standard for density is a discretionary activity; and
 - b. a family flat that contravenes Rule 16.5.2.4 is:
 - i. a restricted discretionary activity where the area of the site is 15ha or more; or
 - ii. a discretionary activity where the area of the site is less than 15ha; and
 - c. standard residential activity that is located closer than 40m from other residential buildings on the same site (contravention of Rule 16.5.2.2) is a restricted discretionary activity. **{Change RU4}**

Note 16.5.2A – General advice

1. For the avoidance of doubt, the density performance standard applies to the use of land for standard residential activity irrespective of whether a building is being used or not. Furthermore, standard residential activity in a movable building (e.g. a tiny home on wheels or a caravan) must comply with the density

performance standard irrespective of whether the movable building is a registered vehicle, or its status as a 'building' under the Building Act 2004. **{Change Res7}**

16.5.14 Family Flats

16.5.14.2 Family flats - design

- a. Family flats (which include farm workers' accommodation) in all rural zones must:
- not exceed a maximum gross floor area of 60m².
- X. Family flats that are within the same residential building as a primary residential unit are exempt from this standard.
- Y. Standard residential activity that contravenes this performance standard is:

- a restricted discretionary activity when the family flat does not exceed a maximum gross floor area of 80m²; or
- a non-complying activity when the family flat exceeds a maximum gross floor area of 80m². **{Change CP6}**

- b. Family flats in the Coastal, Hill Slopes, Peninsula Coast and Taieri Plain rural zones must:
- be on the same available water and wastewater infrastructure connection, or the same non-reticulated wastewater disposal system as the primary residential unit;
 - be on the same household electricity account;
 - share the same driveway as the primary residential unit; and
 - be attached to or located in the same residential building as the primary residential unit, or located within 30m of the primary residential building (house), as measured as the closest distance between any wall of the primary residential building and any wall of the family flat.

e- v. Standard residential activity that contravenes this performance standard is a restricted discretionary activity. **{Change CP6}**

16.6.1 Firefighting

New residential buildings and ~~subdivision activities~~ must comply with Rule 9.3.3. **{Change PHS1}**

16.6.10 Setbacks

16.6.10.1 Boundary setbacks

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

Activity		1. Minimum setback from road boundary	2. Minimum setback from side and rear boundaries with sites held in separate ownership
i.	Residential buildings (see Figure 16.6.10.1A)	20m	The greater of either: 1. 20m; or 2. a setback that provides a 40m separation from any residential building on any adjoining site

Activity		1. Minimum setback from road boundary	2. Minimum setback from side and rear boundaries with sites held in separate ownership
ii.	Non-residential buildings housing animals that house animals and structures over 10m ² that house animals (see Figure 16.6.10.1B) {Change D10}	20m	- Buildings and structures with a maximum height of up to 7m above ground level: 12m - Buildings and structures with a maximum height that is over 7m above ground level: twice the maximum height of the building {Change D10}
iii.	Non-residential buildings not housing animals that do not house animals and structures over 10m ² and 2m in height that do not house animals (see Figure 16.6.10.1C) {Change D10}	20m	- Buildings and structures with a maximum height of up to 7m above ground level: 6m - Buildings and structures with a maximum height that is over 7m above ground level: twice the maximum height of the building {Change D10}
iv.	Roadside produce stall	No requirement	6m
v.	All other structures	No requirement	No requirement

vi. except:

- additions and alterations to an existing building located within the minimum setback from road boundary, provided the addition and alteration does not further increase the contravention of the setback and does not increase the height of the building; **{Change RU2}**
- additions and alterations to an existing building used for residential activity located within the minimum setback from side and/or rear boundary, provided the addition and alteration does not further increase the contravention of the setback and does not increase the height of the residential building; and **{Change RU2}**
- buildings associated with the New Zealand Marine Studies Centre in the **Portobello Marine Science mapped area**;
- fences or holding pens; and
- for water and other storage tanks greater than 10m² but less than 15m², and less than 3.5m in height, the minimum setback from side and rear boundaries is 1m. **{Change D10}**

vii. Rooftop structures are exempt from any calculation of maximum height in this performance standard.

viii. For the purposes of this standard, the separation between residential buildings is measured from the closest wall of each residential building.

b. Activities that contravene this performance standard are restricted discretionary activities.

Figure 16.6.10.1B: Setbacks for non-residential buildings and structures over 10m² that house animals **{Change D10}**

Where Maximum Height of Building up to 7m

Where Maximum Height of Building is over 7m

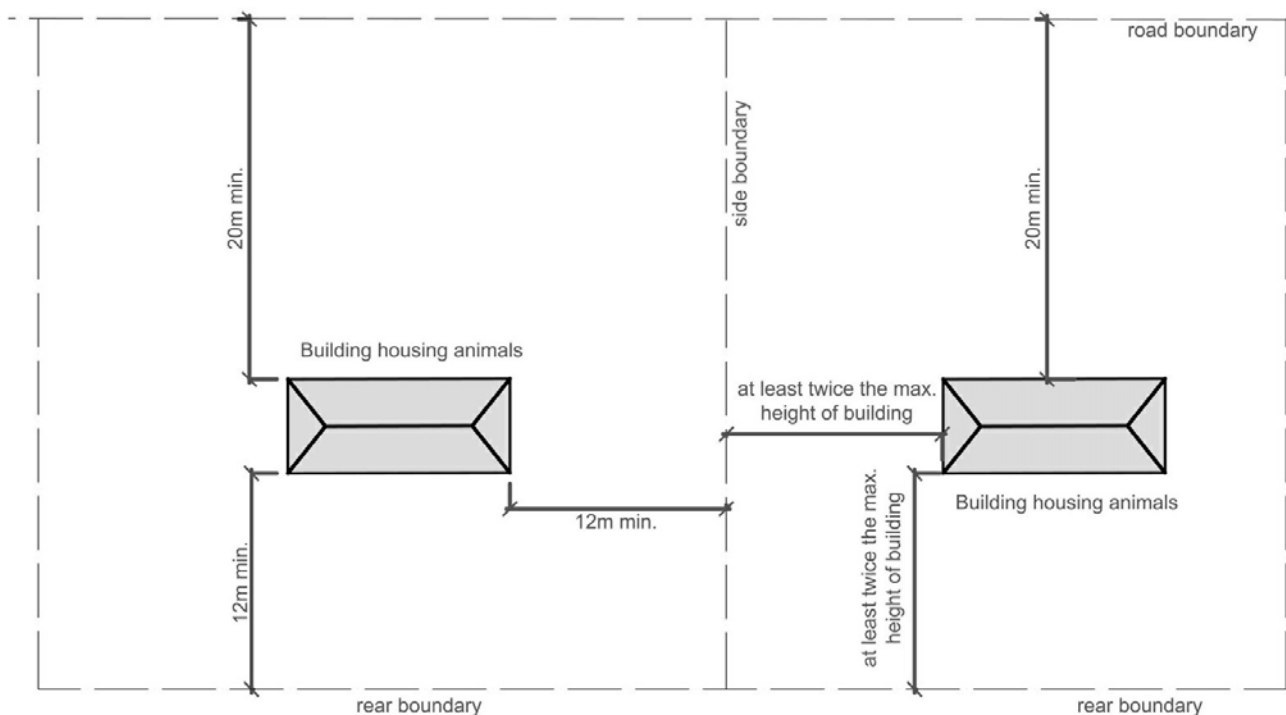
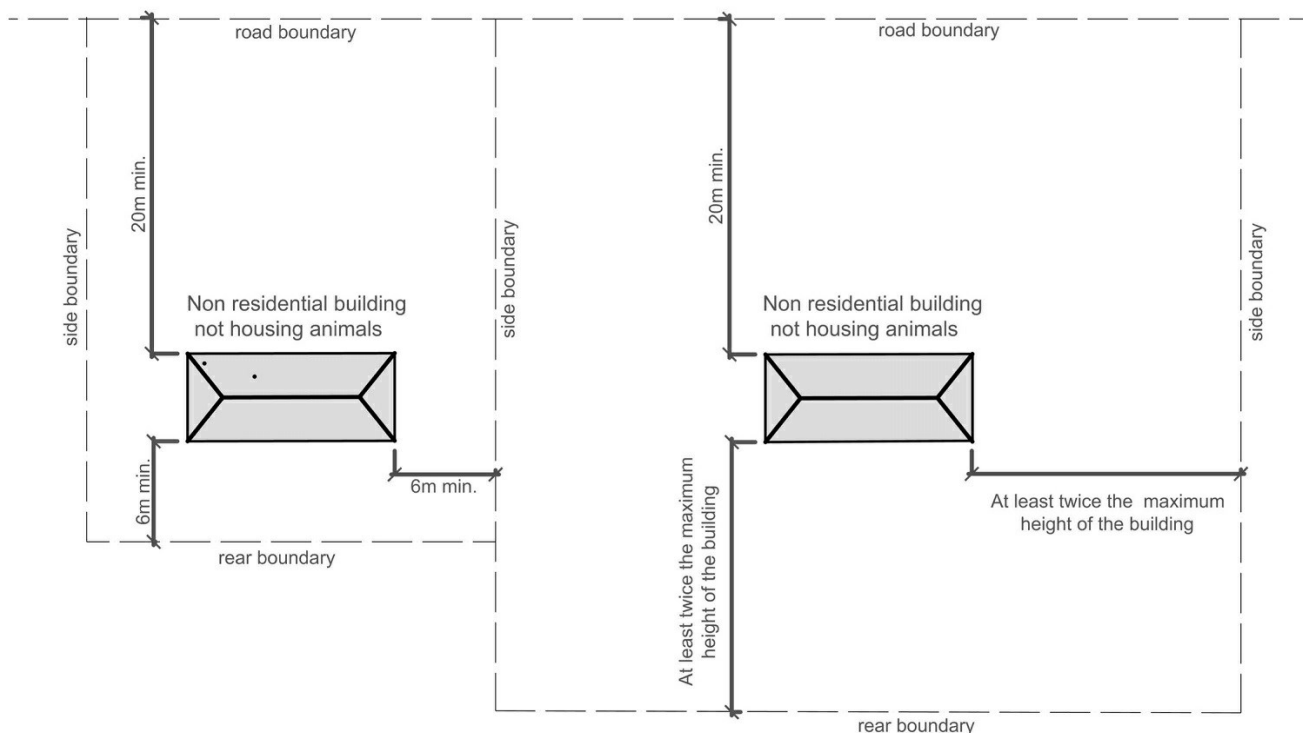


Figure 16.6.10.1C: Setbacks for non-residential buildings and structures over 10m² and 2m in height that do not housing animals {Change D10}

Where the maximum building height is up to 7m

Where the maximum building height is over 7m



16.7.3 Firefighting

16.7.3 Firefighting {Change PHS1}

General subdivision must comply with Rule 9.3.3. {Change PHS1}

16.7.5 Shape

16.7.5 Shape

1. Each resultant site that is intended to be developed must be of a size and shape that:
 - X. ensures all existing development meets the performance standards of the Plan as if it were new, except in relation to pre-existing boundaries; and
 - Y. is large enough to contain a building platform of at least 8m by 15m that meets the requirements in Rule 16.7.5.2 and that enables the performance standards of this Plan to be met, except that this requirement does not apply to resultant sites that contain one or more existing buildings with a gross floor area of 120m² or more, including, but not limited to:
 - a. all setbacks from boundaries, water bodies, and scheduled trees;
2. The Building platforms required by Rule 16.7.5.1.Y must:
 - X. measure at least 8m by 15m;
 - Y. have a slope of 12° (1:4.7 or 21%) or less; and must:
 - a. not contain esplanade reserves or strips;
 - b. not contain scheduled heritage buildings or scheduled heritage structures; and
 - c. not contain right-of-way easements.
- X. The performance standards relevant to Rule 16.7.5.1 include, but are not limited to:
 - a. setbacks from boundaries, water bodies, and scheduled trees; and
 - b. esplanade reserves and strips.
3. For unreticulated areas, resultant sites must provide for a wastewater disposal area to be located at least 50m from any water body and Mean High Water Springs.
4. Sites created and used solely for the following purposes are exempt from the shape performance standard:
 - a. scheduled ASBV or QEII covenant;
 - b. conservation covenant with the Department of Conservation or a local government agency;
 - c. protected private land agreement under the Reserves Act 1977;
 - d. a heritage covenant with Heritage New Zealand Pouhere Taonga;
 - e. protection of a scheduled heritage site, scheduled heritage building or scheduled heritage structure in Appendix A1.1;
 - f. reserve;
 - g. access;
 - h. network utility; or
 - i. road.
5. Subdivision activities that do not meet contravene this performance standard are restricted discretionary activities. {Change CP8}

Note 16.7.5A – Other requirements outside of the District Plan {Change CP8}

1. The discharge of human sewage through on-site wastewater treatment systems is managed by rules in the Regional Plan: Water for Otago. Resource consent may be required from the Otago Regional Council for new systems. The rules in the Regional Plan: Water for Otago should be considered when designing a subdivision in an unreticulated area. {Change CP8}

Rule 16.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

16.9.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Family flats - design (rules <u>16.5.14.2.a.Y.1 and 16.5.14.2.b.v</u>) {Change CP6}	a. Effects on long term maintenance of rural land for productive rural activities b. Effects on rural character and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 16.2.1, 16.2.3 ii. The design of family flats avoids, as far as practicable, the risk they will be used for a separate, non-ancillary residential activity and future pressure to subdivide off family flats (Policy 16.2.1.6). <i>Potential circumstances that may support a consent application include:</i> iii. For contravention of maximum gross floor area, the extra area is required due to occupant needs. iv. For contravention of maximum separation distance, other mechanisms such as covenants are proposed to avoid pressure for subdivision of the family flat. v. The size of the residential unit will not create future pressure or expectation for it to be subdivided or be consented to operate as a second residential activity on site. vi. <u>For contravention of maximum gross floor area, the family flat is in the same residential building as the primary residential unit. {Change CP6}</u> vii. For family flats in separate buildings to the primary dwelling the design of the family flat matches the design of the primary residential building. viii. For family flats in separate buildings to the primary dwelling, landscaping or other forms of screening will be used to reduce the visibility of the family flat. ix. For family flats in separate buildings to the primary dwelling, the family flat will not be easily viewed from outside the site. <i>General assessment guidance:</i> x. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7.

16.9.3 Assessment of land use performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Density (family flats on sites of 15ha or over)	a. Effects on long term maintenance of rural land for productive rural activities	<i>Relevant objectives and policies:</i> i. Objective 16.2.4. ii. The scale, size and nature of activities on highly productive land means that any loss of current or potential future rural productivity would be: 1. insignificant in any high class soils mapped area; and 2. no more than minor in other areas of highly productive land (Policy 16.2.4.2). <i>Potential circumstances that may support a consent application include:</i> iii. Family flats are located in the existing curtilage of the main dwelling, outside productive parts of the site.
		b. Reverse sensitivity effects	<i>Relevant objectives and policies:</i> i. Objective 16.2.2. ii. Residential buildings minimise, as far as practicable, the potential for reverse sensitivity by being set back an adequate distance from site boundaries (Policy 16.2.2.1.a).
		c. Effects on rural character and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 16.2.3. ii. The density of residential activity maintains the rural character values and visual amenity of the rural zones (Policy 16.2.3.2).
		d. Effects on health and safety	<i>Relevant objectives and policies:</i> i. Objective 9.2.2.
		e. Effects on efficiency and affordability of infrastructure	<i>Relevant objectives and policies:</i> i. Objective 9.2.1. ii. Development will not lead to future pressure for unplanned expansion of the public wastewater and/or water supply infrastructure (Policy 9.2.1.1.a).
3.	Hours of operation	a. Effects on amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 16.2.2 ii. Rural ancillary retail, rural tourism - small scale, working from home, mineral exploration, and mineral prospecting operate in a way that avoids or, if avoidance is not practicable, adequately mitigates noise or adverse effects on the amenity of sensitive activities on surrounding properties (Policy 16.2.2.4).

16.9.3 Assessment of land use performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Location	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
5.	Maximum gross floor area	a. Effects on the vibrancy, and economic and social success of the CBD and centres	<i>Relevant objectives and policies:</i> i. Objectives 2.3.2, 2.4.3, 16.2.1.3 ii. Policies 2.3.2.2 and 2.4.3.4 iii. Rural ancillary retail and working from home are at a scale that is ancillary to and supportive of productive rural activities or conservation on the same property (Policy 16.2.1.3.a).
6.	Minimum mobility car parking	a. ~~Effects on the safety and efficiency of the transport network~~ {Change CP24}	See Rule 6.10
		b. Effects on accessibility	
7.	Separation distances	a. Reverse sensitivity effects	<i>Relevant objectives and policies:</i> i. Objective 16.2.2 ii. Residential buildings and cemeteries minimise, as far as practicable, the potential for reverse sensitivity by being set back an adequate distance from intensive farming, domestic animal boarding and breeding (including dogs), mining, landfills, wind generators - large scale and the Waitati Rifle Range (Policy 16.2.2.1.b).
8.	Site restoration	a. Effects on biodiversity values	See Rule 10.5
		b. Effects on rural character and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 16.2.3 ii. Land will be restored to at least the same standard as before the mineral exploration or mineral prospecting activity commenced with respect to landform and productive potential (Policy 16.2.3.3). <i>General assessment guidance:</i> iii. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7.

16.9.3 Assessment of land use performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
9.	Tree species	a. Effects on biodiversity values	See Rule 10.5
		b. Effects on natural character of the coast	
		c. Effects on landscape values	
10.	Dust and sediment control	a. Effects on amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 16.2.3. ii. Scheduled mining activities are designed, located and undertaken in a way that avoids or, if avoidance is not practicable, adequately mitigates: 1. sediment run-off onto any property, or into any stormwater pipes, drains, channels or soakage systems; and 2. dust nuisance on the amenity of surrounding sites (Policy 16.2.3.12).
		b. Effects on biodiversity values and natural character values of riparian margins and coast	See Rule 10.5.
		c. Effects of efficiency and affordability of infrastructure	See Rule 9.5.

16.9.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
11. <u>Density (standard residential activity located closer than 40m from other residential buildings on the same site – Rule 16.5.2.2)</u> {Change RU4}	a. <u>Effects on rural character and visual amenity</u>	<i><u>Relevant objectives and policies:</u></i> i. <u>Objective 16.2.3</u> ii. <u>The density of residential activity maintains the rural character values and visual amenity of the rural zones (Policy 16.2.3.2)</u> <i><u>Potential circumstances that may support a consent application include:</u></i> iii. <u>Landscaping or other forms of screening will be used to reduce the visibility of buildings or structures.</u> iv. <u>Colours and materials used in the development will blend in with the character of the surrounding rural environment, with natural finishes and low levels of reflectivity.</u> v. <u>The proposed building or structure will not obstruct any important views from public viewpoints, or cause significant obstruction of views from dwellings on surrounding sites.</u> vi. <u>The proposed building platform is low lying in relation to surrounding sites and roads and the proposed building will not be easily viewed from outside the site.</u> vii. <u>There are already existing buildings on the site in breach of the same setback.</u> viii. <u>There would be positive effects from maintaining open space through the clustering of buildings on the site.</u> <i><u>General assessment guidance:</u></i> ix. <u>As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7.</u>

16.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. All development performance standard contraventions listed below	a. Positive effects in terms of supporting farming or conservation activity	<i><u>Relevant objectives and policies:</u></i> i. <u>Objective 16.2.1</u>

16.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
2. Boundary setbacks	a. Effects on amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 16.2.2 ii. Buildings and large structures that house animals are set back from site boundaries an adequate distance to ensure adverse effects on sensitive activities, such as residential activities, on adjoining sites are avoided or, if avoidance is not practicable, are no more than minor (Policy 16.2.2.2). iii. New buildings and large structures are located an adequate distance from site boundaries to ensure a good level of amenity for residential activities on adjoining sites (Policy 16.2.2.3). {Change D10} <i>Potential circumstances that may support a consent application include:</i> iv. Screening or landscaping will be used in the development to ensure a good level of amenity for residential activities on adjoining sites. v. Where a building or structure used to house animals contravenes the boundary setback standard, the type and/or number of animals or the frequency of housing them mean that the potential for adverse effects from noise, odour or dust on sensitive activities on adjoining sites will be avoided or will be no more than minor. {Change D10}
	b. Reverse sensitivity effects	<i>Relevant objectives and policies:</i> i. Objective 16.2.2 ii. Residential buildings minimise, as far as practicable, the potential for reverse sensitivity by being set back an adequate distance from site boundaries (Policy 16.2.2.1.a). <i>Potential circumstances that may support a consent application include:</i> iii. Screening or landscaping will ensure potential for reverse sensitivity is minimised as far as practicable.

16.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
	c. Effects on rural character and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 16.2.3 ii. Buildings and structures are set back from site boundaries to maintain the rural character values and visual amenity of the rural zones (Policy 16.2.3.1). <i>Potential circumstances that may support a consent application include:</i> iii. Landscaping or other forms of screening will be used to reduce the visibility of buildings or structures. iv. Colours and materials used in the development will blend in with the character of the surrounding rural environment, with natural finishes and low levels of reflectivity. v. The proposed building or structure will not obstruct any important views from public viewpoints, or cause significant obstruction of views from dwellings on surrounding sites. vi. The proposed building platform is low lying in relation to surrounding sites and roads and the proposed building will not be easily viewed from outside the site. vii. There are already existing buildings on the site in breach of the same setback. viii. There would be positive effects from maintaining open space through the clustering of buildings on the site. <i>General assessment guidance:</i> ix. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7.
3.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety See Rule 9.5
4.	Firefighting	a. Effects on health and safety See Rule 9.5

16.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Forestry and shelterbelts and small woodlots setbacks	a. Effects on amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 16.2.2 ii. Forestry and shelterbelts and small woodlots are set back an adequate distance from residential buildings on surrounding properties to avoid or minimise, as far as practicable, significant effects from shading (Policy 16.2.2.6). <i>Potential circumstances that may support a consent application include:</i> iii. The area to be planted is to the south of any adjoining residential zone. iv. 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.
		b. Effects on health and safety	See Rule 9.5
		c. Effects on the safety and efficiency of the transport network	See Rule 6.10
6.	Maximum height	a. Effects on rural character and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 16.2.3 ii. Buildings and structures are of a height that maintains the rural character values and visual amenity of the rural zones (Policy 16.2.3.1). <i>Potential circumstances that may support a consent application include:</i> iii. As for Rule 16.9.4.2.c.iii-vi iv. The terrain provides an adequate backdrop to the proposed building or structure and mitigates any adverse visual effects from the building or structure. <i>General assessment guidance:</i> v. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7.

16.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
7.	Number, location and design of ancillary signs	a. Effects on rural character and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 16.2.3 ii. Ancillary signs are located and designed to maintain rural character and visual 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 16.2.3.7). <i>General assessment guidance:</i> iii. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7.
		b. Effects on the safety and efficiency of the transport network	See Rule 6.10
8.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
9.	Reflectivity (Hill Slopes Rural Zone)	a. Effects on rural character and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 16.2.3 ii. Adverse visual effects caused by reflectivity are avoided or, if avoidance is not practicable, no more than minor (Policy 16.2.3.10). <i>General assessment guidance</i> iii. In assessing adverse visual effects, Council will consider the level of visibility of the building or structure from public places.
10.	Setback from coast and water bodies (rules 10.3.3.1 – 10.3.3.5) {Change Res13}	a. Effects on biodiversity values and natural character values of riparian margins and the coast	See Rule 10.5
		b. Effects on public access	
		c. Risk from natural hazards	See Rule 11.4
11.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6

16.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
12.	Vegetation clearance standards: • Protected species (indigenous vegetation clearance)	a. Effects on biodiversity values	See Rule 10.5
13.	Vegetation clearance standards: • Protected areas (vegetation clearance)	a. Effects on biodiversity values and natural character values of riparian margins and the coast	See Rule 10.5
14.	In the Hill Slopes Rural Zone: • Area of residential buildings	a. Effects on rural character and amenity	<i>Relevant objectives and policies:</i> i. Objective 16.2.3 ii. Residential buildings in the Hill Slopes Rural Zone are of a size that avoids adverse visual effects or, if avoidance is not practicable, ensures effects are no more than minor (Policy 16.2.3.13).

16.9.5 Assessment of subdivision performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Access	a. Effects on accessibility	See Rule 6.10
2.	Esplanade reserves and strips	a. Effects on biodiversity values and natural character of the coast and riparian margins b. Effects on public access	See Rule 10.5
3.	Firefighting {Change PHS1}	a. Effects on health and safety	See Rule 9.5

16.9.5 Assessment of subdivision performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
4. Shape (see also relevant rows below) {Change CP8}	<i>Relevant objectives and policies:</i> a. Objective 2.4.1 b. ~~The S~~subdivisions are ~~is~~ designed to ensure <u>any existing or future land use or development is able to meet the performance standards in the zone, provide for a wastewater disposal area away from water bodies where in an unreticulated area, or and, where in a structure plan mapped area, the subdivision reflects the requirements of the structure plan mapped area performance standards, unless:</u> - 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 - the resultant site is required for <u>infrastructure, reserves, access, protection of biodiversity or heritage, or another purpose specified in the shape performance standard for the zone:</u> - scheduled ASBV or QEII covenant; or - reserve; or - access; or - network utility; or - 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:~~ ~~boundary setbacks;~~ ~~setbacks from water bodies; and~~ ~~setback from scheduled tree.~~ d. ~~For contravention of the building platform slope part of the shape performance standard (Rule 16.7.5.2), see the matters of discretion and assessment rules in relation to earthworks - large scale (Rule 8A.7.2.1).~~ <i>Conditions that may be imposed include:</i> e. ~~The requirements for a consent notice to be registered against the title that restricts development on the site. {Change CP8}~~ f. Restrictions or conditions, including by way of consent notice, on land use or development activities allowed on the site. g. A building platform may be required to be registered against the title by way of consent notice.	

16.9.5 Assessment of subdivision performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4A.	Shape – resultant site size and shape provides for compliance with other performance standards (rules 16.7.5.1 and 16.7.5.2) {Change CP8}	a. Apply the matters of discretion for the performance standard that would be contravened	<u>General assessment guidance:</u> i. See Rule 16.9 for the assessment guidance relevant to the performance standard that would be contravened.
4B.	Shape – wastewater disposal area (Rule 16.7.5.3) {Change CP8}	a. Effects on efficiency and affordability of infrastructure (wastewater)	See Rule 9.5

16.9.5 Assessment of subdivision performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
5. Minimum site size (surplus dwelling subdivision Rule 16.7.4.3)	a. Effects on long term maintenance of rural land for productive rural activities	<i>Relevant objectives and policies:</i> i. Objectives 16.2.1, 16.2.3, 16.2.4 ii. The subdivision of a surplus dwelling does not result in any additional development potential for residential activity (Policy 16.2.1.10.c). iii. The subdivision is designed to ensure any associated future land use and development maintains or enhances the rural character and visual amenity of the rural zones (16.2.3.8). iv. The subdivision is designed to ensure any future land use and development maintains or enhances the productivity of rural activities, maintains highly productive land for farming activity, or ensures the effects of any change in land use are insignificant on any high class soil mapped area and no more than minor on other areas of highly productive land, and does not increase the potential for reverse sensitivity (Policy 16.2.4.3.a, b and d). <i>Potential circumstances that may support a consent application include:</i> v. A legal mechanism such as a consent notice on the title of the second resultant site will ensure that there will be no increase in the potential for residential activity as a result of the subdivision. vi. The dwelling can be shown to be in a suitable condition for occupation, with recent history of use for residential activity. vii. The resultant site on which the surplus dwelling will be located is large enough to support on-site disposal of effluent. viii. The dwelling is surplus to the requirements of the property. <i>General assessment guidance:</i> ix. In determining whether land is 'highly productive land', Council will consider its land use capability (LUC) classification, the high class soils mapped area (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/)

16.9.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents

1.	In the ONL, SNL or ONF overlay zones : • Number, location and design of ancillary signs	a. Effects on landscape values	See Rule 10.5
2.	In the ONL or SNL overlay zones : • Maximum height • Reflectivity • Area, number and location of buildings and structures	a. Effects on landscape values	See Rule 10.5
3.	In the HNCC, ONCC or NCC overlay zones : • Number, location and design of ancillary signs	a. Effects on natural character of the coast	See Rule 10.5
4.	In the NCC Overlay Zone : • Reflectivity • Maximum height • Area, number and location of buildings and structures	a. Effects on natural character of the coast	See Rule 10.5
5.	In an ASBV : • Area of buildings and structures	a. Effects on biodiversity values	See Rule 10.5.
6.	In a wāhi tūpuna mapped area : • Maximum height • Setback from coast and water bodies • Vegetation clearance standards: Maximum area of vegetation clearance (UBMA), Protected areas (vegetation clearance), Protected species (indigenous vegetation clearance) • Esplanade reserves and strips	a. Effects on cultural values of Manawhenua	See Rule 14.3
7.	In a hazard overlay zone or dune system mapped area : • Maximum area of vegetation clearance in the hazard overlay zones (Hazard 1 or 2 (land instability) Overlay Zones and dune system mapped area) • Relocatable buildings (Hazard 3 (coastal) Overlay Zone) • Outdoor Storage (Hazard 1 (flood) Overlay Zone) • Hazardous substances quantity limits and storage requirements	a. Risk from natural hazards	See Rule 11.4
8.	In an urban biodiversity mapped area : • Vegetation clearance standards: Maximum area of vegetation clearance (UBMA)	a. Effects on biodiversity values	See Rule 10.5
9.	In the Taieri Aerodrome flight fan mapped area : • Maximum height (Rule 16.6.5.3)	a. Effects on health and safety	See Rule 9.5
10.	Affecting a scheduled heritage building or scheduled heritage structure : • Materials and design	a. Effects on heritage values	See Rule 13.5

16.9.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
11.	In the Critical Electricity Distribution Infrastructure Corridor mapped area : Setback from Critical Electricity Distribution Infrastructure (forestry setbacks)	a. Effects on the safety and efficiency of network utilities	See Rule 5.7.
12.	In the Critical Electricity Distribution Infrastructure Corridor mapped area : Setback from Critical Electricity Distribution Infrastructure (buildings, structures, city-wide activities)	a. Effects on health and safety b. Effects on efficient and effective operation of network utilities	See Rule 5.7.
13.	Setback from a stormwater open watercourse mapped area (rules 10.3.3.W and 10.3.3.X) {Change Res13}	a. Effects on the efficiency and affordability of infrastructure	See Rule 9.5

Rule 16.10 Assessment of Restricted Discretionary Activities

16.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. All restricted discretionary land use activities in the rural zones that also involve development activities	a. Effects on rural character and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 16.2.3 ii. Adverse effects from large scale development on rural character and visual amenity will be avoided or minimised as far as practicable (Policy 16.2.3.5). iii. Adverse effects of development on rural character and amenity are avoided or, if avoidance is not practicable, no more than minor (Policy 16.2.3.6). <i>Potential circumstances that may support a consent application include:</i> iv. Landscaping or other forms of screening will be used to reduce the visibility of development from surrounding properties and public viewpoints. v. The development is not situated on visually prominent land. vi. The form, scale and materials used in buildings and structures are compatible with the character values of the rural zones as listed in Appendix A7. vii. Building colours and materials are chosen to blend in with the rural setting and minimise reflectivity. viii. Signage and entranceways are in character with the surrounding environment. <i>General assessment guidance:</i> ix. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7.

16.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
2. All high trip generators, which include: any activities that generate 250 or more vehicle movements a day New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network	See Rule 6.11
3. - Cemeteries outside a hazard facility mapped area - Crematoriums outside a hazard facility mapped area	a. Effects on amenity of surrounding properties b. Reverse sensitivity effects	<i>Relevant objectives and policies:</i> i. Objective 16.2.2 ii. Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). <i>Potential circumstances that may support a consent application include:</i> iii. The activity will be set back a sufficient distance from its own property boundaries to avoid or adequately mitigate any adverse effects from noise, odour or visual impact on surrounding properties. <i>General assessment guidance:</i> iv. In assessing the effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number and nature of vehicle movements on the adjoining road. <i>Relevant objectives and policies:</i> i. Objective 16.2.2 ii. Cemeteries are designed to avoid, as far as practicable, the potential for reverse sensitivity by locating graves a suitable distance from site boundaries and providing adequate screening (Policy 16.2.2.7).

16.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
	c. Maintenance of highly productive land	<i>Relevant objectives and policies:</i> i. Objective 16.2.4 ii. Activities other than farming are only allowed on highly productive land where the scale, size and nature of the activity means the loss of current or potential future rural productivity would be insignificant in any high class soils mapped area and no more than minor in other areas of highly productive land (Policy 16.2.4.2.a). <i>Potential circumstances that may support a consent application include:</i> iii. The site design will ensure the effect of the activity on any high class soils contained on the site, and any impact on the potential for future use of the high class soils, is insignificant. <i>General assessment guidance:</i> iv. In determining whether land is 'highly productive land', Council will consider its land use capability (LUC) classification, the high class soils mapped area (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/)
	d. Effects on cultural values of Manawhenua	See Rule 14.4
	e. Effects on the safety and efficiency of the transport network	See Rule 6.11

16.10.2 Assessment of restricted discretionary land use activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
4.	Domestic animal boarding and breeding (including dogs)	a. Effects on amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 16.2.2 ii. Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). <i>Potential circumstances that may support a consent application include:</i> iii. The activity will be set back a sufficient distance from its own property boundaries to avoid or adequately mitigate any adverse effects from noise on surrounding properties. iv. The design and acoustic insulation of kennel buildings, dog runs and fencing will mitigate adverse effects from noise on surrounding properties. v. Areas used for parking, drop-off and collection of dogs are separated from kennel buildings and dog runs an adequate distance to avoid or minimise barking triggered by the arrival or departure of customers. <i>General assessment guidance:</i> vi. In assessing effects on the amenity of residential activities on surrounding properties, Council will consider effects from noise, traffic, odour and dust contaminants. vii. In assessing the effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number and nature of vehicle movements on the adjoining road. <i>Conditions that may be imposed include:</i> viii. Restrictions on the hours of operation in terms of the arrival and departure times of customers.
		b. Effects on the safety and efficiency of the transport network	See Rule 6.11

16.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
5. Intensive farming	a. Effects on amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 16.2.2 ii. Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). <i>Potential circumstances that may support a consent application include:</i> iii. The activity will be set back a sufficient distance from its own property boundaries to avoid or adequately mitigate any adverse effects on surrounding properties. iv. Management plans or other mitigation measures will be employed to avoid or mitigate the effects of odour, dust, vehicle movements and operating noise on surrounding properties. <i>General assessment guidance:</i> v. In assessing effects on the amenity of residential activities on surrounding properties, Council will consider effects from noise, traffic, odour and dust contaminants. vi. In assessing the effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number or nature of vehicle movements on the adjoining road. <i>Conditions that may be imposed include:</i> vii. Restrictions on the hours of operation.
	b. Effects on the safety and efficiency of the transport network	See Rule 6.11
	c. Positive effects on rural productivity {Change RU6}	<i>Relevant objectives and policies:</i> i. Objective 16.2.1 ii. <u>The upgrade and expansion of existing lawfully established intensive farming is provided for where this will have positive effects on rural productivity and the effects will be adequately managed in line with objectives 16.2.2, 16.2.3 and 16.2.4 and their policies, and the objectives and policies of any relevant overlay zones (Policy 16.2.1.13) {Change RU6}</u>

16.10.2 Assessment of restricted discretionary land use activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
6.	Veterinary services (large animal practice)	a. Effects on amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 16.2.2 ii. Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). <i>General assessment guidance:</i> iii. In assessing effects on the amenity of residential activities on surrounding properties, Council will consider effects from noise, traffic, odour and dust contaminants. iv. In assessing the effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number and nature of vehicle movements on the adjoining road. <i>Conditions that may be imposed include:</i> v. Restrictions on the hours of operation in terms of the arrival and departure times of customers.
		b. Effects on the safety and efficiency of the transport network	See Rule 6.11

16.10.4 Assessment of restricted discretionary subdivision activities

Activity		Matters of discretion	Guidance on the assessment of resource consents

1. General subdivision	a. Effects on long term maintenance of rural land for productive rural activities	<i>Relevant objectives and policies:</i> i. Objective 16.2.4. ii. The design of a subdivision ensures any future land use and development will: 1. maintain or enhance the productivity of rural activities; 2. maintain highly productive land for farming activity, or ensure any loss is insignificant on any high class soils mapped area and no more than minor on other areas of highly productive land; 3. maintain land in a rural rather than rural residential land use; and 4. not increase the potential for reverse sensitivity (Policy 16.2.4.3). <i>General assessment guidance:</i> iii. In determining whether land is 'highly productive land', Council will consider its land use capability (LUC) classification, the high class soils mapped area (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/)
	b. Effects on rural character and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 16.2.3. ii. The subdivision is designed to ensure any associated future land use and development will maintain or enhance the rural character and visual amenity of the rural zones (Policy 16.2.3.8). <i>Potential circumstances that may support a consent application include:</i> iii. Sites are designed to respond to the topography and characteristics of the land and surrounding environment. iv. Building platforms are located to respond to landform and avoid significant visual effects. v. Driveways, vehicle tracks, utilities and services are designed and located to minimise the need for significant earthworks. <i>General assessment guidance:</i> vi. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7.

16.10.4 Assessment of restricted discretionary subdivision activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
	c. Effects on biodiversity values and natural character values of riparian margins and coast	See Rule 10.6
	d. Effects on public access	
	e. Risk from natural hazards	See Rule 11.5
	f. Effects on the safety and efficiency of the transport network	See Rule 6.11
	g. <u>Effects on health and safety</u> { Change PHS1 }	See Rule 9.6

Rule 16.11 Assessment of Discretionary Activities

16.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
1. All discretionary land use activities listed below	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 16.2.1, 16.2.2, 16.2.3, 16.2.4. <i>Potential circumstances that may support a consent application include:</i> b. For discretionary land use activities, whether any associated development activities meet relevant performance standards, or are otherwise consistent with relevant objectives and policies for development (see Rule 16.9 for performance standard contraventions). c. Development is not situated on visually prominent land. d. The form, scale and materials used in buildings and structures are compatible with the character values of the rural zones as listed in Appendix A7. e. Colours and materials used in development are chosen to blend in with the rural setting and minimise reflectivity. f. Landscaping or other forms of screening are used to reduce the visibility of development from surrounding properties and public viewpoints. <i>General assessment guidance:</i> g. As well as the effects on the values specified in Objective 16.2.3, Council will consider the effects on the rural character values identified in Appendix A7. <i>Relevant guidance from other sections (priority considerations):</i> h. For activities taking place within the radio transmitters mapped area, see Section 5.9 for guidance on the assessment of resource consents in relation to management of reverse sensitivity effects on Radio New Zealand's facilities at 740 Highcliff Road and 35 Karetai Road. 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. j. For activities that may have effects on biodiversity values, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1. k. For activities adjacent to water bodies and the coast, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.2. l. 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.

16.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
2. • Rural tourism - large scale • Rural research - large scale (outside the Invermay Farm mapped area)	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 16.2.2, 16.2.3, 16.2.4. b. Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). c. Adverse effects on rural character and visual amenity from large scale development will be avoided or minimised as far as practicable (Policy 16.2.3.5). d. Activities other than farming are only allowed on highly productive land where the scale, size and nature of the activity means the loss of current or potential future rural productivity would be insignificant in any high class soils mapped area and no more than minor in other areas of highly productive land (Policy 16.2.4.2.a). <i>Potential circumstances that may support a consent application include:</i> e. The activity is set back a sufficient distance from its own boundaries and existing sensitive activities on surrounding sites to avoid or adequately mitigate effects. <i>Conditions that may be imposed include:</i> f. Restriction on hours of operation. g. Restriction on maximum number of guests (rural tourism). h. Controls on lighting. i. Parking requirements. <i>General assessment guidance:</i> j. In assessing effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number or nature of vehicle movements on the adjoining road. k. In determining whether land is 'highly productive land', Council will consider its land use capability (LUC) classification, the high class soils mapped area (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/) <i>Relevant guidance from other sections (priority considerations):</i> l. In an ASBV, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and effects related to biodiversity values.
3. • Rural industry • Rural contractor and transport depots - large	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 2.2.2, 16.2.2, 16.2.3, 16.2.4, 5.2.1 b. Adverse effects on rural character and visual amenity from large scale development will be avoided or minimised as far as practicable (Policy 16.2.3.5).

16.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
scale	c. Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). d. Activities other than farming are only allowed on highly productive land where the scale, size and nature of the activity means the loss of current or potential future rural productivity would be insignificant in any high class soils mapped area and no more than minor in other areas of highly productive land (Policy 16.2.4.2.a). <u>X. The upgrade and expansion of existing lawfully established rural industry is provided for where this will have positive effects on rural productivity and the effects will be adequately managed in line with objectives 16.2.2, 16.2.3 and 16.2.4 and their policies, and the objectives and policies of any relevant overlay zones (Policy 16.2.1.13). {Change RU6}</u> e. For rural industry, the use and development of renewable energy generation is encouraged (Policy 5.2.1.1). <i>Potential circumstances that may support a consent application include:</i> f. The activity will be set back a sufficient distance from its own property boundaries to avoid or adequately mitigate any adverse effects from noise, odour, dust, contaminants or visual effects on surrounding properties. g. High noise generating equipment is located within acoustically insulated buildings or fitted with noise reduction devices to ensure noise emissions are maintained at a reasonable level. h. If noise is not able to be adequately controlled at its source, noise reduction is achieved through noise barriers or bunds to ensure noise emissions are maintained at a reasonable level. i. Management plans or other mitigation measures will be employed to limit the effects of dust, vehicle movements and operating noise on surrounding properties. <i>Conditions that may be imposed include:</i> j. Restriction on hours of operation. k. Controls on on-site lighting. l. A requirement for screening of storage areas. m. A requirement to control dust. n. Provision of car parking areas. <i>General assessment guidance:</i> o. In assessing effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number or nature of vehicle movements on the adjoining road. p. In determining whether land is 'highly productive land', Council will consider its land use capability (LUC) classification, the high class soils mapped area (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will

16.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
	be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/).
4. • Mining • Landfills	<i>Relevant objectives and policies (priority considerations):</i> - Objectives 2.2.2, 16.2.2, 16.2.3, 16.2.4, 5.2.1. - Policies 2.3.1.2, 2.3.1.8, 2.3.1.9 - Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). - Adverse effects on rural character and visual amenity from large scale development will be avoided or minimised as far as practicable (Policy 16.2.3.5). - There is reasonable certainty that land will be restored or rehabilitated to an acceptable standard with respect to landform and to enable a return to productive, recreational or conservation use as soon as possible (Policy 16.2.3.4). - The mining activity is located on highly productive land due to operational requirements and there are no practicable alternative locations (Policy 16.2.4.2.b). - 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. <i>Potential circumstances that may support a consent application include:</i> - The activity will be set back a sufficient distance from its own property boundaries to avoid or adequately mitigate any adverse effects from noise, odour, dust, contaminants or visual effects on surrounding properties. - For mining sand from dunes or beaches, there will be no significant impact on the look of the area. - Management plans or other mitigation measures will be used to adequately manage any adverse effects from dust, vehicle movements and operating noise on surrounding properties. - There will be no adverse effects in terms of land instability. <i>General assessment guidance:</i> - In assessing effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number or nature of vehicle movements on the adjoining road. - In assessing an application for mining, Council will consider: - the functional and operational needs of mining, particularly when considering what is 'practicable' in terms of policies 16.2.2.5, 16.2.3.5 and 16.2.4.2; and - the transport benefit of locating close to where the product of mining is required. - In assessing effects on rural character values and amenity, Council will consider

16.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
	whether any proposed restoration or rehabilitation measures will ensure that final landforms: i. screen or enhance the view of excavated faces from surrounding public and residential viewpoints through appropriate landscaping, plantings or siting of public amenities; and/or ii. minimise evidence of landfills or mining activity by blending final contours with surrounding landforms to achieve as natural appearance as possible, and by providing for the establishment of vegetation cover appropriate to the local character. o. In determining whether land is 'highly productive land', Council will consider its LUC classification, the high class soils mapped area (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/). <i>Conditions that may be imposed include:</i> p. Controls on overall waste volumes for landfills. q. Restrictions on aggregate processing activity for mining. r. A requirement for buffer areas and bunds. s. For quarries, a quarry management plan addressing noise, dust and other amenity effects. t. A site restoration or rehabilitation plan and/or bond to provide for site restoration or rehabilitation. <i>Relevant guidance from other sections (priority considerations):</i> u. See Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and effects related to biodiversity values. v. Where in the SNL or NCC overlay zones, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.3 and effects related to the natural character of the coast, and Objective 10.2.5 and effects related to landscape. w. For mining in a wāhi tūpuna mapped area, and landfills in any location, see Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua. x. For landfills, the use and development of renewable energy generation is encouraged (Policy 5.2.1.1).
5. • Community and leisure - large	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 2.3.1, 16.2.1, 16.2.2, 16.2.3, 16.2.4.

16.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
scale outside a hazard facility mapped area - Early childhood education outside a hazard facility mapped area <u>Healthcare outside a hazard facility mapped area {Change D16}</u> - Restaurants or retail activities ancillary to sport and recreation - Sport and recreation - Visitor accommodation outside a hazard facility mapped area	b. <u>Commercial and community activities in the rural zones are restricted to those which require a rural location and/or support rural activities (Policy 2.3.1.2.g). {Change CP5}</u> c. Adverse effects of development on rural character and visual amenity are avoided or, if avoidance is not practicable, no more than minor (Policy 16.2.3.6). d. Visitor accommodation supports productive rural activities or a significant conservation activity on the same property (Policy 16.2.1.4). e. Any adverse effects on the amenity of residential activities on surrounding properties will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 16.2.2.5). f. Activities other than farming are only allowed on highly productive land where the scale, size and nature of the activity means the loss of current or potential future rural productivity would be insignificant in any high class soils mapped area and no more than minor in other areas of highly productive land (Policy 16.2.4.2.a). <u>X. Due to the nature of the healthcare activity, it is more appropriately located in a rural zone, and effects will be adequately managed in line with objectives 16.2.2, 16.2.3 and 16.2.4 and their policies, and the objectives and policies of any relevant overlay zones (Policy 16.2.1.14). {Change D16}</u> <i>Potential circumstances that may support a consent application include:</i> g. The activity is set back a sufficient distance from its own boundaries and existing sensitive activities. h. The activity supports a conservation activity that is associated with an ASBV, QEII covenant, conservation covenant with the Department of Conservation or a local government agency, or a protected private land agreement under the Reserves Act 1977. <u>Y. The scale of the healthcare facility is appropriate to the surrounding rural environment. {Change D16}</u> <u>Z. The amenity values associated with the rural setting will assist in achieving health outcomes for users of the healthcare facility, for example in the case of a live in treatment facility for addiction or eating disorders. {Change D16}</u> <i>General assessment guidance:</i> i. In assessing the effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number or nature of vehicle movements on the adjoining road. j. In determining whether land is 'highly productive land', Council will consider its land use capability (LUC) classification, the high class soils mapped area (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the

16.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
	Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/). <i>Relevant guidance from other sections (priority considerations):</i> k. In an ASBV, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and effects related to biodiversity values.
6. Service stations on a strategic road or arterial road	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 16.2.1, 16.2.2, 16.2.3 b. Provide for service stations on a strategic road or arterial road where: - safe and convenient access to the site for pedestrians and cyclists can be provided; - there is adequate public infrastructure to service the development or any necessary upgrades to public infrastructure will be provided; - the service station will not detract from the economic and social vibrancy and viability of any nearby centres; and - where policies 16.2.2.5 and 16.2.3.6 can be achieved (Policy 16.2.1.11). c. Service stations are designed and located to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the amenity of residential activities on surrounding properties (Policy 16.2.2.5). d. Service stations are designed and located to avoid or, if avoidance is not practicable, ensure adverse effects of development on rural character and visual amenity are no more than minor (Policy 16.2.3.6). <i>General assessment guidance:</i> e. In assessing the effects on the amenity of surrounding residential properties and the streetscape amenity, Council will consider the: - design and location of buildings, forecourts/yards and signs; - location of access/egress points; - effects of vehicle movements on the site; and - the hours of operation, light spill, noise and location or service station development in relation to site boundaries. f. In assessing the effects on public infrastructure, Council will consider the extent to which the service station is likely to attract pedestrians and cyclists and if necessary whether safe and convenient access for pedestrians and cyclists is available or will be provided. <i>Potential circumstances that may support a consent application include:</i> g. The service station is located on a site previously used for service station activity or that is otherwise a Hazardous Activities and Industries List (HAIL) site. h. Any necessary upgrades to available public infrastructure will be made. <i>Conditions that may be imposed include:</i> i. Requirements for fencing, landscaping and/or setbacks of buildings, forecourts/yards, signs and access/egress points to minimise adverse visual or

16.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
	nuisance effects from noise, lighting and/or vehicle headlights on surrounding properties. j. Restrictions on hours of operation. k. Restrictions on on-site lighting. l. Requirements for screening of storage areas. m. Requirement to control dust. n. Conditions related to building design, scale and bulk including roof lines, height, façade articulation, colour and materials to ensure compatibility with surrounding rural amenity. o. Restrictions on signage. <i>Relevant guidance from other sections (priority considerations):</i> p. See Rule 6.12.2.1 for guidance on the assessment of the effects on the safety and efficiency of the transportation network, and other transportation effects.

16.11.X Assessment of discretionary development activities in an overlay zone {Change NE7}

Activity	Guidance on the assessment of resource consents
1. In an ASBV: Indigenous vegetation clearance - large scale within the 3 Waters infrastructure mapped area (Rule 10.3.2.1.e.X) {Change NE7}	See Rule 10.7.

Rule 16.12 Assessment of Non-complying Activities

16.12.5 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
1. Density	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 16.2.1, 16.2.3, 16.2.4. b. Policies 16.2.3.2, 16.2.4.4. c. The residential activity is the result of a surplus dwelling subdivision (Policy 16.2.1.7.a); or will be associated with long term land management or capital investment that will result in: i. significant positive effects for rural productivity; or ii. <u>a significant contribution to the enhancement or protection of biodiversity values an existing area of important indigenous vegetation and/or habitat of indigenous fauna and its enhancement (Policy 16.2.1.7.b).</u> <i>Related strategic directions:</i> d. Objectives 2.2.2, 2.3.1, 2.4.6, policies 2.2.2.1, 2.3.1.2, 2.3.1.3, 2.4.6.2. <i>Relevant guidance from other sections (priority considerations):</i> e. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.1 and effects related to the efficiency and affordability of infrastructure. f. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and effects related biodiversity values. <i>General assessment guidance:</i> g. In assessing whether a proposal for land management or investment meets Policy 16.2.1.7.b.i and/or 16.2.1.7.b.ii, Council will consider the information provided with the consent application (see Special Information Requirements – Rule 16.13.2). <u>X. In assessing whether a proposal meets Policy 16.2.1.7.b.ii in relation to the existence of an area of important indigenous vegetation and/or habitat of indigenous fauna on the site, Council will consider the nature of the existing area(s) of indigenous vegetation and/or habitat(s) of indigenous fauna on the site, including size, shape and spatial configuration, and the existence of any important connectivity or buffering functions as well as species diversity and whether there are any threatened, at risk, or uncommon indigenous species present. For the sake of clarity, proposals on land with no existing areas of indigenous vegetation and/or habitats of indigenous fauna will not be considered to meet the policy. {Change RU7}</u> <u>Y. In assessing whether a proposal meets Policy 16.2.1.7.b.ii in relation to the significance of the contribution to the protection and enhancement of an existing area of indigenous vegetation and/or habitat of indigenous fauna, Council will consider the actions proposed</u>

16.12.5 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
	<u>in the protection and enhancement plan required under Rule 16.13.2, and their suitability (including mechanisms to ensure ongoing implementation) to provide for a measurable and sustained improvement to be made to the indigenous biodiversity condition and ecological functioning of the area, in relation to one or more of the criteria in Policy 2.2.3.2, within an appropriate timeframe. {Change RU7}</u> <u>Z. In assessing the appropriateness of any application, Council will consider any relevant national direction on highly productive land. {Change RU7}</u> h. Types of land management or capital investment that may meet Policy 16.2.1.7.b.i, depending on the specific circumstances of the site and proposal, include substantial investment in farm buildings or other farm assets required for commercial-scale horticulture or other commercial-scale farming. i. <u>In assessing whether a proposal may meet Policy 16.2.1.7.b.ii, Council will consider the ecological context of the site and proposal at a local level, rather than requiring the contribution to be significant at an ecological district or citywide level. {Change RU7}</u> <i>Conditions that may be imposed include:</i> j. Conditions to ensure that the land management or capital investment will be completed or substantially underway (and thereafter staged), prior to the establishment of residential activity, or, where this is not possible, a bond is taken to ensure the actions required to meet Policy 16.2.1.7.b are undertaken. k. Conditions to ensure that existing areas of indigenous vegetation and/or the habitats of indigenous fauna are legally protected in perpetuity.
2. In a dune system mapped area or swale mapped area: • Hazard exclusion areas	<i>Relevant guidance from other sections (priority considerations):</i> a. 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.

16.12.5 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
3. Light spill - where the limit is exceeded by greater than 25%	<i>Relevant objectives and policies:</i> a. Objective 16.2.3 b. Activities are designed and operated to ensure that any adverse effects from light spill on rural character and amenity, and the ability of people to view the night sky, are no more than minor (Policy 16.2.3.9). <i>Potential circumstances that may support a consent application include:</i> c. It is proposed to use filtering to prevent blue or ultraviolet light. <i>General assessment guidance:</i> d. Duration, time and frequency of the proposed illumination. <i>Relevant guidance from other sections (priority considerations):</i> e. See Rule 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
4. • Noise - where the limit is exceeded by 5 dB 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 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
5. • Setback from National Grid (buildings, structures, city-wide activities, and National Grid sensitive activities (Rule 5.6.1.1) • Setback from National Grid (subdivision activities) (Rule 16.7.6)	<i>Relevant guidance from other sections:</i> a. See Section 5.10 for guidance on the assessment of resource consents in relation to Objective 5.2.X and effects related to the operation, maintenance, upgrading and development of the National Grid.
6. Minimum site size	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 16.2.1, 16.2.3, 16.2.4. b. The subdivision, considered as a whole: i. will not result in an increase in the number of sites that contravene the minimum site size (Policy 16.2.1.5.b.i); ii. will not result in an increase in the residential development potential of the subject land, beyond that provided for by the density land use performance standard and the minimum site size subdivision standard (Policy 16.2.1.5.b.ii); and iii. will meet policies 16.2.3.8 and 16.2.4.3 (Policy 16.2.1.5.b.iii). c. Subdivisions are designed to ensure any associated future land use and development maintain or enhance the rural character and visual

16.12.5 Assessment of non-complying performance standard contraventions

Performance standard	Guidance on the assessment of resource consents
	amenity of the rural zones (Policy 16.2.3.8). d. Subdivisions are designed to ensure any future land use and development will: i. maintain or enhance the productivity of rural activities; ii. maintain highly productive land for farming activity, or ensure any loss is insignificant on any high class soils mapped area and no more than minor on other areas of highly productive land; iii. maintain land in a rural rather than rural residential use; and iv. not increase the potential for reverse sensitivity (Policy 16.2.4.3). <i>Related strategic directions:</i> e. Objectives 2.2.2, 2.2.4, 2.3.1, 2.4.6, policies 2.2.2.1, 2.2.4.4, 2.3.1.2, 2.4.6.2. <i>Potential circumstances that may support a consent application include:</i> f. Where necessary, a legal mechanism is proposed that will ensure compliance with Policy 16.2.1.5.b.ii. <i>General assessment guidance:</i> g. With respect to Policy 16.2.4.3.c, Council will generally consider that a subdivision that creates a new undersized site intended for rural residential use meets this policy, provided that the subdivision meets Policy 16.2.1.5.b.i & b.ii – for example in the case of a subdivision involving an existing undersized site and a site that exceeds the MSS, which transfers land from the smaller site to the larger site, and transfers a residential development right from the larger site to the smaller site. h. In determining whether land is 'highly productive land', Council will consider its land use capability (LUC) classification, the high class soils mapped area (HCS), as well as any other evidence related to productive values. The expectation is that land in the HCS and/or that has a LUC 1-3 classification will be considered 'highly productive land'. Note that information about the LUC classification is provided on the Landcare Research website (https://www.landcareresearch.co.nz) and LUC 1-3 areas are shown on the Data Map (https://apps.dunedin.govt.nz/webmaps/secondgenerationplandata/). <i>Relevant guidance from other sections (priority considerations):</i> i. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.1 and effects related to the efficiency and affordability of infrastructure.

16.12.5 Assessment of non-complying performance standard contraventions

Performance standard		Guidance on the assessment of resource consents
7.	Family flats: - • <u>Tenancy (Rule 16.5.14.1.b)</u> • <u>Design (Rule 16.5.14.2.a.Y.2)</u> {Change CP6}	<i>Relevant objectives and policies (priority considerations):</i> a. Strategic Directions: objectives 2.3.1, 2.4.6, 2.6.1, policies 2.3.1.2, 2.4.6.2, 2.6.1.2 b. Objective 16.2.1, Policy 16.2.1.6.
8.	In an ASBV: • Tree species	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and the effects related to biodiversity values.
9.	In the ONF and ONL overlay zones: • Tree species	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.5 and the effects related to landscape values.
10.	In the ONCC, HNCC and NCC overlay zones: • Tree species	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.3 and the effects related to natural character of the coast.
11.	In a wāhi tūpuna mapped area: • Density • Minimum site size • Tree species	<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.
12.	Landscaping and rehabilitation	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 16.2.3. b. Policy 16.2.3.4.

Rule 16.13 Special Information Requirements

16.13.2 Land management or capital investment for productivity or biodiversity gains

1. A resource consent application that includes a proposal for land management or investment intended to achieve significant positive effects for rural productivity (Policy 16.2.1.7.b.i) should, in most circumstances, be supported by a farm management plan or similar document, prepared by a suitably qualified person, which sets out how gains to rural productivity will be achieved over the medium to long term.
2. A resource consent application that includes a proposal for land management or investment intended to achieve a significant contribution to the enhancement or protection of biodiversity values in an existing area of important indigenous vegetation and/or habitat of indigenous fauna and its enhancement (Policy 16.2.1.7.b.ii) must be supported by an ecological restoration protection and enhancement plan, prepared by an ecologist or similarly qualified person, which includes the following:
 - a. a description of the site, including the size, shape and spatial configuration of the existing area(s) of indigenous vegetation and/or habitat(s) of indigenous fauna area or areas to be protected and enhanced;
 - b. a description of any indigenous the vegetation types present in the existing area or areas, including a species list of both indigenous and exotic plant species;
 - c. a description of the any indigenous wildlife present and or known to use the site;
 - d. an ecological assessment of the current condition and significance of the site existing area(s) of indigenous vegetation and/or habitat(s) of indigenous fauna using the criteria in Policy 2.2.3.2;
 - e. an assessment of how ecological restoration protection and enhancement may contribute to providing connectivity with ecological corridors or buffering of nearby areas of ecological importance;
 - f. an assessment of the benefits to biodiversity values of a range of practicable options for biodiversity ecological protection and enhancement, and confirmation that the proposed option is suitable for the site and conforms to best practice;
 - g. a schedule of ecologically appropriate species to be planted, including botanical names;
 - h. a planting plan depicting or describing the location, species density and staging of planting;
 - i. measures that will be used to maintain plantings, including the replacement of any dead or non-thriving plants;
 - j. any other measures proposed to enhance habitat for indigenous fauna;
 - k. measures to be used to exclude stock from the enhancement area;
 - l. measures to be used to achieve long-term effective control of plant and animal pest species; and
 - X. clear milestones for the staging of protection and enhancement actions and appropriate timeframes for meeting ecological protection and enhancement goals;
 - Y. a methodology for measuring improvements in biodiversity condition/ecological functioning; and
 - m. the approach to be used to monitor the restoration protection and enhancement measures set out in the restoration protection and enhancement plan and actions to be taken if measures are not being fulfilled. **{Change RU7}**

17.2 Objectives and Policies

Objective 17.2.1

The rural residential zones enable lifestyle blocks, hobby farms and associated residential activities as the appropriate place in the rural environment for these to occur, and provide for a limited range of other compatible activities.

Policy 17.2.1.1	Enable farming, grazing and conservation in the rural residential zones.
Policy 17.2.1.2	Require residential activity in the rural residential zones to be at a density that enables lifestyle blocks and hobby farms.
Policy 17.2.1.3	Require rural ancillary retail and working from home to be at a scale that: - is ancillary to, and supportive of, productive rural activities or conservation activity on the same property, and - supports objectives 2.3.2 and 2.4.3 and their policies.
Policy 17.2.1.4	Provide for forestry, domestic animal boarding and breeding (not including dogs), community and leisure - small scale, emergency services, and veterinary services (large animal practice) where the effects will be adequately mitigated in line with objectives 17.2.2, 17.2.3 and 17.2.4 and their policies, and the objectives and policies of any relevant overlay zones.
Policy 17.2.1.5	Only allow rural tourism, rural research, community and leisure - large scale, early childhood education, sport and recreation, and visitor accommodation where the effects will be adequately managed in line with objectives 17.2.2, 17.2.3 and 17.2.4 and their policies, and the objectives and policies of any relevant overlay zones.
Policy 17.2.1.6	Avoid cross lease, company lease and unit title subdivision in the rural residential zones unless it does not result in an increase in development potential beyond that which might be achieved through a general subdivision.
Policy 17.2.1.X {Change D16}	<u>Only allow healthcare in the rural residential zones where:</u> <u>due to the nature of the healthcare activity, it is more appropriately located in a rural residential rather than an urban environment; and</u> <u>the effects will be adequately managed in line with objectives 17.2.2, 17.2.3 and 17.2.4 and their policies, and the objectives and policies of any relevant overlay zones.</u>
Policy 17.2.1.7	Restrict the tenancy and design of family flats to: - avoid, as far as practicable, the risk they will be used for a separate, non-ancillary, residential activity; and - avoid, as far as practicable, future pressure to subdivide off family flats.

Objective 17.2.2

The potential for conflict between activities within the rural residential zones, and between activities within the rural residential zones and adjoining residential zones, is minimised through measures that ensure:

- the potential for reverse sensitivity is minimised; and
- a good level of amenity on surrounding rural residential properties, residential zoned properties and public places.

Policy 17.2.2.1	Require residential buildings to minimise, as far as practicable, the potential for reverse sensitivity by being set back an adequate distance from: a. site boundaries; and b. forestry, intensive farming, domestic animal boarding and breeding (including dogs), mining, landfills and wind generators - large scale.
Policy 17.2.2.2	Require buildings <u>and large structures</u> that house animals to be set back from site boundaries an adequate distance so that any adverse effects on adjoining residential activities are avoided or, if avoidance is not practicable, are no more than minor. {Change D10}
Policy 17.2.2.3	Require all new buildings <u>and large structures</u> to be located an adequate distance from site boundaries to ensure a good level of amenity for residential activities on adjoining sites. {Change D10}
Policy 17.2.2.4	Require rural ancillary retail and working from home to operate in a way (including hours of operations) that avoids or, if avoidance is not practicable, adequately mitigates noise or adverse effects on the amenity of surrounding properties.
Policy 17.2.2.5	Only allow rural tourism, rural research, community and leisure - large scale, early childhood education, <u>healthcare</u> , sport and recreation, veterinary services and visitor accommodation where any adverse effects on the amenity of surrounding rural residential properties are avoided or, if avoidance is not practicable, adequately mitigated. {Change D16}
Policy 17.2.2.6	Require forestry and shelterbelts and small woodlots to be set back an adequate distance to avoid or minimise, as far as practicable, significant effects from shading on residential buildings on surrounding properties.
Policy 17.2.2.7	Only allow forestry where it will be located and designed to avoid or, if avoidance is not practicable, adequately mitigate shading, noise, traffic, and other nuisance effects on sensitive activities on surrounding properties.
Policy 17.2.2.8	Require subdivisions to deliver resultant sites that will achieve a high quality of on-site amenity through being large enough and of a shape that is capable of supporting rural residential development.

Objective 17.2.3

The character and amenity of the rural residential zones are maintained, elements of which include:

- a high presence of natural features such as trees, bush, gully systems and water bodies;
- a semi-rural level of development, with a higher proportion of open space and lower density of buildings than in urban areas; and
- land maintained and managed for farming, grazing, conservation and rural residential activities.

Policy 17.2.3.1	Require buildings and structures to be set back from boundaries and of a height that maintains the character and visual amenity of the rural residential zones.
Policy 17.2.3.2	Only allow forestry where it will be located, designed, and managed to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the character and visual amenity of the rural residential zones.

Objective 17.2.3

The character and amenity of the rural residential zones are maintained, elements of which include:

- a. a high presence of natural features such as trees, bush, gully systems and water bodies;
- b. a semi-rural level of development, with a higher proportion of open space and lower density of buildings than in urban areas; and
- c. land maintained and managed for farming, grazing, conservation and rural residential activities.

Policy 17.2.3.3	Only allow rural tourism, rural research, community and leisure - large scale, early childhood education, <u>healthcare</u> , sport and recreation, veterinary services and visitor accommodation activities where any adverse effects from development on rural residential character and amenity will be avoided or, if avoidance is not practicable, adequately mitigated. {Change D16}

Policy 17.2.3.4	Require ancillary signs to be located and designed to maintain the character of the rural residential zones, 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 17.2.3.5	Only allow general subdivision where the subdivision is designed to ensure any associated future land use and development will maintain or enhance the character and amenity of the rural residential zones.

Policy 17.2.3.6	Only allow activities in a structure plan mapped area where they are designed to: a. maintain or enhance any special values of the site as listed in Appendix A12; and b. ensure any other design outcomes listed in Appendix A12 are achieved.

17.3.1 Rule Location

The activity status tables in rules 17.3.3 to 17.3.5 specify the activity status of land use activities, development activities, and subdivision activities in the rural residential zones 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 and site investigation {Change Earth1}
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

17.3.3 Land Use Activity Status Table

1.	Performance standards that apply to all land use activities					a. Acoustic insulation b. Light spill c. Noise d. Setback from National Grid (National Grid sensitive activities only) e. Structure plan mapped area performance standards (where relevant)
<u>All land use activities</u>		<u>Activity status</u>				<u>Performance standards</u>
X.	<u>High trip generators:</u> • <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded</u> {Change CP1}	RD				
Rural activities		Activity status				Performance standards
		a. RR	b. ONF/ HNCC	c. ONL /SNL/ NCC	d. ASBV	
2.	Domestic animal boarding and breeding (not including dogs)	P	NC	P	NC	i. Location
3.	Farming	P	P	P	NC	
4.	Forestry	RD	NC	RD+	NC	i. Forestry and shelterbelts and small woodlots setbacks ii. Tree species
5.	Grazing	P	P	P	NC	
6.	Rural ancillary retail	P	P	P	P	i. Hours of operation ii. Location iii. Maximum gross floor area iv. Minimum mobility car parking

7.	Rural tourism	D	D	D	D+	
8.	Rural research	D	D	D	D+	
9.	Landfills	NC	Pr	NC	NC+	
10.	Mining	NC	Pr	NC	NC+	
11.	All other activities in the rural activities category	NC	NC	NC	NC+	
Residential activities		a. RR	b. ONF/ HNCC	c. ONL/ SNL/ NCC	d. ASBV	Performance standards
12.	Standard residential	P	NC	P	NC	i. Density ii. Separation distances iii. Family flats
13.	Working from home	P	P	P	P	i. Hours of operation ii. Maximum gross floor area
14.	All other activities in the residential activities category	NC	NC	NC	NC+	
Community activities		a. RR	b. ONF/ HNCC	c. ONL/ SNL/ NCC	d. ASBV	Performance standards
15.	Community and leisure - small scale	P	P	P	P	i. Minimum mobility car parking
16.	Community and leisure - large scale	D	D	D	D+	
17.	Conservation	P	P	P	P	
18.	Early childhood education	D	D	D	NC	
Y.	Healthcare {Change D16}	<u>D</u>	<u>D</u>	<u>D</u>	<u>D+</u>	
19.	Sport and recreation	D	D	D	D+	
Commercial activities		a. RR	b. ONF/ HNCC	c. ONL/ SNL/ NCC	d. ASBV	Performance standards
20.	Ancillary licensed premises	Same status as underlying activity	Same status as underlying activity	Same status as underlying activity	Same status as underlying activity	
21.	Stand-alone car parking	P	P	P	P	
22.	Veterinary services (large animal practice)	RD	NC	RD	NC	

23.	Visitor accommodation	D	NC	D	NC	
24.	All other activities in the commercial activities category	NC	NC	NC	NC+	
Industrial activities		a. RR	b. ONF/ HNCC	c. ONL/ SNL/ NCC	d. ASBV	Performance standards
25.	All activities in the industrial activities category	NC	NC	NC	NC+	
Major facility activities		a. RR	b. ONF/ HNCC	c. ONL/ SNL/ NCC	d. ASBV	Performance standards
26.	Emergency services	P	NC	NC	NC	i. Minimum mobility car parking
27.	All other activities in the major facility activities category	NC	NC	NC	NC+	

17.3.5 Subdivision Activity Status Table

Subdivision activities		Activity status				Performance standards
		a. RR	b. ONF/ HNCC	c. ONL/ SNL/ NCC	d. ASBV	
1.	General subdivision creating resultant sites used solely for the purposes of a scheduled ASBV or QEII covenant; or reserve; or access; or network utilities; or road.	RD	RD	RD	RD+	i. Access ii. Esplanade reserves and strips

Subdivision activities	Activity status				Performance standards
	a. RR	b. ONF/ HNCC	c. ONL/ SNL/ NCC	d. ASBV	
2. All other general subdivision in the Rural Residential 1 Zone	RD	RD+	RD+	RD+	i. Access ii. Esplanade reserves and strips iii. Firefighting {Change PHS1} iv. Minimum site size v. Service connections vi. Shape vii. Landscape building platform mapped area performance standards (where relevant) viii. Setback from National Grid (subdivision activities) ix. Structure plan mapped area performance standards (where relevant)
3. All other general subdivision in the Rural Residential 2 Zone	NC	NC	NC	NC+	
4. Cross lease, company lease and unit title subdivision	NC	NC	NC	NC+	

17.5.2 Density

Note 17.5.2A – General advice **{Change Res7}**

- For the avoidance of doubt, the density performance standard applies to the use of land for standard residential activity irrespective of whether a building is being used or not. Furthermore, standard residential activity in a movable building (e.g. a tiny home on wheels or a caravan) must comply with the density performance standard irrespective of whether the movable building is a registered vehicle, or its status as a 'building' under the Building Act 2004. **{Change Res7}**

17.5.3 Family Flats

Rule 17.5.3.2 Family flats - design

a. Family flats must:

- not exceed a maximum gross floor area of 60m²;

X. Family flats that are within the same residential building as a primary residential unit are exempt from this standard.

Y. Standard residential activity that contravenes this performance standard is:

1. **a restricted discretionary activity when the family flat does not exceed a maximum gross floor area of 80m²; or**
2. **a non-complying activity when the family flat exceeds a maximum gross floor area of 80m². {Change CP6}**

X. Family flats must:

- ii. be on the same available water and waste infrastructure connection, or the same non-reticulated wastewater disposal system as the primary residential unit;
- iii. be on the same household electricity account;
- iv. share the same driveway as the primary residential unit; and
- v. be attached to or located in the same residential building as the primary residential unit, or located within 30m of the primary residential building (house), as measured as the closest distance between any wall of the primary residential building and any wall of the family flat.

b- vi. Standard residential activity that contravenes this performance standard is a restricted discretionary activity. {Change CP6}

17.6.1 Firefighting

New residential buildings and subdivision activities must comply with Rule 9.3.3. {Change PHS1}

17.6.9 Setbacks

17.6.9.1 Boundary setbacks

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

Activity		1. Minimum setback from road boundary	2. Minimum setback from side and rear boundaries with sites held in separate ownership
i.	Residential buildings (see Figure 17.6.9.1A)	12m	10m
ii.	Non-residential buildings housing animals that house animals and structures over 10m ² that house animals (see Figure 17.6.9.1B) {Change D10}	12m	1. Buildings and structures with a maximum height of up to 7m above ground level: 15m. 2. Buildings and structures with a maximum height that is over 7m above ground level: the greater of either 15m or twice the maximum height of the building. {Change D10}

Activity	1. Minimum setback from road boundary	2. Minimum setback from side and rear boundaries with sites held in separate ownership
iii. Non-residential buildings <u>not housing animals</u> that do not house animals and structures over 10m ² and 2m in height that do not house animals (see Figure 17.6.9.1C) {Change D10}	12m	- Buildings and structures with a maximum height of up to 7m above ground level: 6m. - Buildings and structures with a maximum height that is over 7m above ground level: twice the maximum height of the building. {Change D10}
iv. Roadside produce stall	No requirement	6m
v. All other structures	No requirement	No requirement

X. Except:

- fences or holding pens; and
- for water and other storage tanks greater than 10m² but less than 15m², and less than 3.5m in height, the minimum setback from side and rear boundaries is 1m. **{Change D10}**

b. Activities that contravene this performance standard are restricted discretionary activities.

Figure 17.6.9.1B: Setbacks for non-residential buildings and structures over 10m² that house animals **{Change D10}**

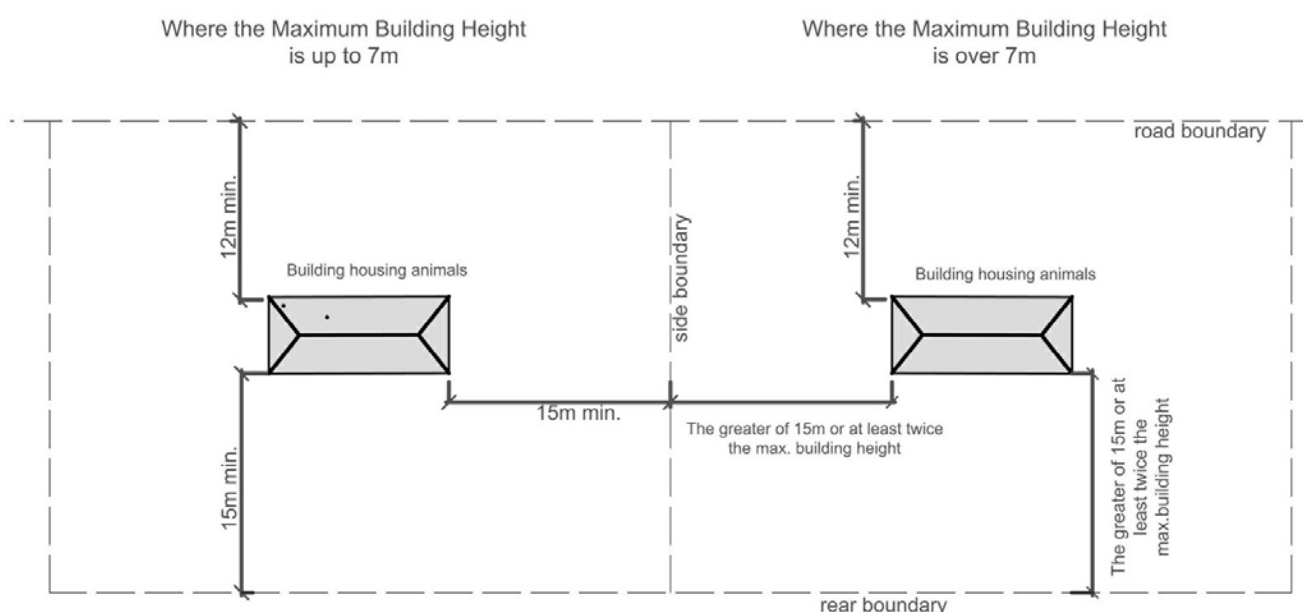
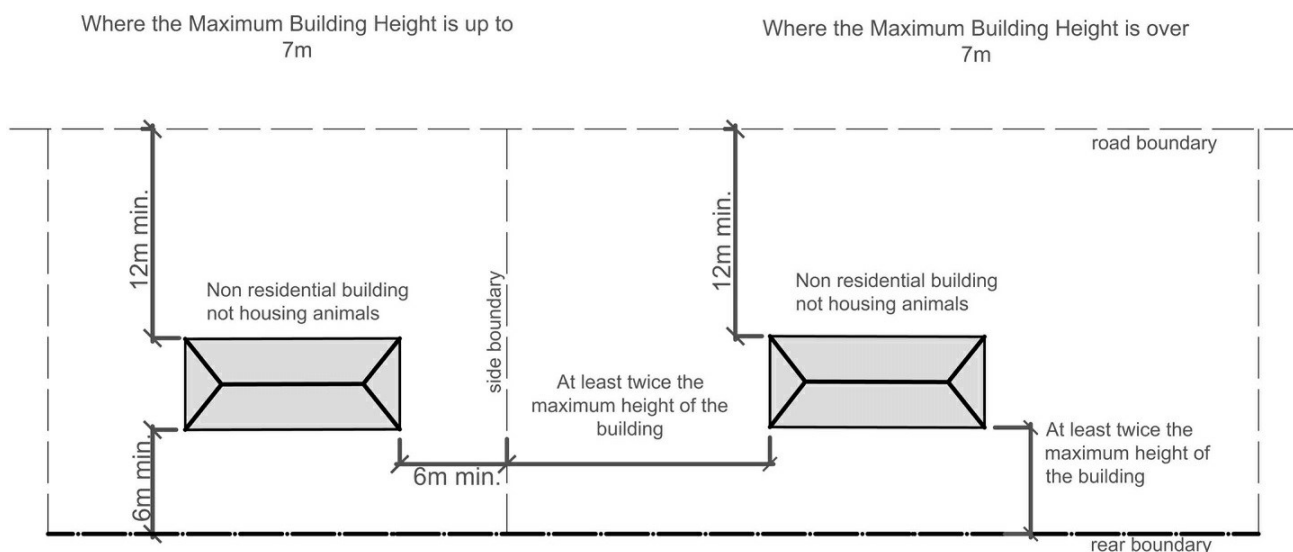


Figure 17.6.9.1C: Setbacks for non-residential buildings and structures over 10m² and 2m in height that do

not housing animals {Change D10}



17.7.3 Firefighting

17.7.3 Firefighting - to be deleted {Change PHS1}

General subdivision must comply with Rule 9.3.3: {Change PHS1}

17.7.6 Shape

1. Each resultant site that is intended to be developed must be of a size and shape that:
 - X. ensures all existing development meets the performance standards of the Plan as if it were new, except in relation to pre-existing boundaries; and
 - Y. is large enough to contain a building platform of at least 8m by 15m that meets the requirements in Rule 17.7.6.2 and that enables the performance standards of this Plan to be met, except that this requirement does not apply to resultant sites that contain one or more existing buildings with a gross floor area of 120m² or more, including, but not limited to:
 - a. all setbacks from boundaries, water bodies and scheduled trees.
2. The Building platforms required by Rule 17.7.6.1.Y must:
 - X. measure at least 8m by 15m;
 - Y. have a slope of 12° (1:4.7 or 21%) or less; and must:
 - a. not contain esplanade reserves or strips; and
 - b. not contain scheduled heritage buildings or scheduled heritage structures; and
 - c. not contain right-of-way easements.
- X. The performance standards relevant to Rule 17.7.6.1 include, but are not limited to:
 - a. setbacks from boundaries, water bodies, and scheduled trees;
 - b. **structure plan mapped area** performance standards; and
 - c. esplanade reserves and strips.
3. For unreticulated areas, resultant sites must provide for a wastewater disposal area to be located at least 50m from any water body and Mean High Water Springs.

4. Sites created and used solely for the following purposes are exempt from the shape performance standard:
 - a. scheduled ASBV or QEII covenant;
 - X. conservation covenant with the Department of Conservation or a local government agency;
 - Y. protected private land agreement under the Reserves Act 1977;
 - Z. a heritage covenant with Heritage New Zealand Pouhere Taonga;
 - AA. protection of a scheduled heritage site, scheduled heritage building or scheduled heritage structure in Appendix A1.1;
 - b. reserve;
 - c. access;
 - d. network utility; or
 - e. road.
5. ~~Subdivision a~~Activities that do not meet contravene this performance standard are restricted discretionary activities. **{Change CP8}**

Note 17.7.6A – Other requirements outside of the District Plan {Change CP8}

1. The discharge of human sewage through on-site wastewater treatment systems is managed by rules in the Regional Plan: Water for Otago. Resource consent may be required from the Otago Regional Council for new systems . The rules in the Regional Plan: Water for Otago should be considered when designing a subdivision in an unreticulated area. {Change CP8}

Rule 17.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

17.9.3 Assessment of land use performance standard contraventions			
Performance standard	Matters of discretion	Guidance on the assessment of resource consents	
1. Family flats - design (rules 17.5.3.2.a.Y.1 and 17.5.3.2.X.vi) {Change CP6}	a. Effects on rural residential character and visual amenity	<i>Relevant objectives and policies:</i> i. Objectives 17.2.1 and 17.2.3 ii. The character and visual amenity of the rural residential zones is maintained (Policy 17.2.3.1). iii. The design of family flats avoids, as far as practicable, the risk they will be used for a separate, non-ancillary, residential activity and future pressure to subdivide off family flats (Policy 17.2.1.7). <i>Potential circumstances that may support a consent application include:</i> iv. For contravention of maximum gross floor area, the family flat shares the same residential building as the primary residential unit. {Change CP6} v. For family flats in separate buildings to the primary dwelling, the design of the family flat matches the design of the primary residential unit. vi. For family flats in separate buildings to the primary dwelling, landscaping or other forms of screening will be used to reduce the visibility of the family flat. vii. For family flats in separate buildings to the primary dwelling, the family flat will not be easily viewed from outside the site. viii. The size of the residential unit will not create future pressure or expectation for it to be subdivided or be consented to operate as a second residential activity on site	
3. Hours of operation	a. Effects on amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 17.2.2 ii. Rural ancillary retail and working from home operate in a way (including hours of operations) that avoids or, if avoidance is not practicable, adequately mitigates noise or adverse effects on the amenity of surrounding properties (Policy 17.2.2.4).	
4. Location	a. Effects on the safety and efficiency of the transport network	See Rule 6.10	

17.9.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
5. Maximum gross floor area	a. Effects on the vibrancy, and economic and social success of the CBD and centres	<i>Relevant objectives and policies:</i> i. Objectives 2.3.2, 2.4.3, policies 2.3.2.2 and 2.4.3.4 ii. Objective 17.2.1 iii. Rural ancillary retail and working from home are at a scale that is ancillary to and supportive of productive rural activities or conservation on the same property (Policy 17.2.1.3.a).
6. Minimum mobility car parking	~~a. Effects on the safety and efficiency of the transport network~~ {Change CP24} b. Effects on accessibility	See Rule 6.10
7. Separation distances	a. Reverse sensitivity effects	<i>Relevant objectives and policies:</i> i. Objective 17.2.2 ii. Residential buildings minimise, as far as practicable, the potential for reverse sensitivity by being set back an adequate distance from forestry, intensive farming, domestic animal boarding and breeding (including dogs), mining, landfills and wind generators - large scale (Policy 17.2.2.1.b). <i>Potential circumstances that may support a consent application include:</i> iii. For non-compliance with separation distance from forestry, the new residential activity is located to the north of the forestry activity.
8. Tree species	a. Effects on biodiversity values b. Effects on natural character of the coast c. Effects on landscape values	See Rule 10.5

17.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents

1.	Boundary setbacks	a. Effects on amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 17.2.2 ii. Buildings and large structures that house animals are set back from site boundaries an adequate distance to ensure adverse effects on adjoining residential activities are avoided or, if avoidance is not practicable, are no more than minor (Policy 17.2.2.2). {Change D10} iii. New buildings and large structures are located an adequate distance from site boundaries to ensure a good level of amenity for residential activities on adjoining sites (Policy 17.2.2.3). {Change D10} <i>Potential circumstances that may support a consent application include:</i> iv. Screening or landscaping will be used in the development to ensure a good level of amenity for residential activities on adjoining sites. v. Where a building or structure used to house animals contravenes the boundary setback standard, the type and/or number of animals or the frequency of housing them mean that the potential for adverse effects from noise, odour or dust on sensitive activities on adjoining sites will be avoided or minimised. {Change D10}
		b. Reverse sensitivity effects	<i>Relevant objectives and policies:</i> i. Objective 17.2.2 ii. Residential buildings minimise, as far as practicable, the potential for reverse sensitivity by being set back an adequate distance from site boundaries (Policy 17.2.2.1.a). <i>Potential circumstances that may support a consent application include:</i> iii. Screening or landscaping will ensure potential for reverse sensitivity is minimised as far as practicable.

17.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
	c. Effects on rural residential character and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 17.2.3 ii. Buildings and structures are set back from site boundaries to maintain the character and visual amenity of the rural residential zones (Policy 17.2.3.1). <i>Potential circumstances that may support a consent application include:</i> iii. Landscaping or other forms of screening will be used to reduce the visibility of buildings or structures. iv. Colours and materials used in the development will blend in with the character of the surrounding rural residential environment, with natural finishes and low levels of reflectivity. v. The proposed building or structure will not obstruct any important views from public viewpoints, or cause significant obstruction of views from dwellings on surrounding sites. vi. The proposed building platform is low lying in relation to surrounding sites and roads and the proposed building will not be easily viewed from outside the site. vii. There are already existing buildings on the site in breach of the same setback. viii. There would be positive effects from maintaining open space through the clustering of buildings on the site.
2.	Firefighting	a. Effects on health and safety
		See Rule 9.5
3.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety
		See Rule 9.5

17.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Forestry and shelterbelts and small woodlots setbacks	a. Effects on amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 17.2.2 ii. Forestry and shelterbelts and small woodlots are set back an adequate distance to avoid or minimise, as far as practicable, significant effects from shading on residential buildings on surrounding properties (Policy 17.2.2.6). iii. Forestry is located and designed to avoid or, if avoidance is not practicable, adequately mitigate shading, noise, traffic and other nuisance effects on surrounding properties (Policy 17.2.2.7). <i>Potential circumstances that may support a consent application include:</i> iv. The area to be planted is to the south of any adjoining residential zone or residential buildings on an adjoining site. v. 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.
		b. Effects on health and safety	See Rule 9.5
		c. Effects on the safety and efficiency of the transport network	See Rule 6.10
5.	Maximum height	a. Effects on rural residential character and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 17.2.3 ii. Buildings and structures are of a height that maintains the character and visual amenity of the rural residential zones (Policy 17.2.3.1). <i>Potential circumstances that may support a consent application include:</i> iii. As for Rule 17.9.4.1.c.iii-vi iv. The terrain provides an adequate backdrop to the proposed building or structure and mitigates any adverse visual effects from the building or structure.

17.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Number, location and design of ancillary signs	a. Effects on rural residential character and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 17.2.3 ii. Ancillary signs are located and designed to maintain the character of the rural residential zones, 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 17.2.3.4).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.10
7.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
8.	Setback from coast and water bodies (<u>rules 10.3.3.1 – 10.3.3.5</u>) {Change Res13}	a. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.5
		b. Effects on public access	
		c. Risk from natural hazards	See Rule 11.4
9.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6
10.	Vegetation clearance standards: • Protected species (indigenous vegetation clearance)	a. Effects on biodiversity values	See Rule 10.5

17.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
11.	Vegetation clearance standards: Protected areas (vegetation clearance)	a. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.5

17.9.5 Assessment of subdivision performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Access	a. Effects on accessibility	See Rule 6.10
2.	Esplanade reserves and strips	a. Effects on biodiversity values and the natural character of the coast and riparian margins b. Effects on public access	See Rule 10.5
~~3.~~	~~Firefighting~~ {Change PHS1}	~~a. Effects on health and safety~~	See Rule 9.5
4.	Service connections	a. Effects on efficiency and affordability of infrastructure	See Rule 9.5

17.9.5 Assessment of subdivision performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
5. Shape (see also relevant rows below) {Change CP8}	<i>Relevant objectives and policies:</i> a. Objective 2.4.1 b. <u>The subdivision is designed to ensure any existing or future land use or development is able to meet the performance standards in the zone, provide for a wastewater disposal area away from water bodies where in an unreticulated area, or and, where in a structure plan mapped area, reflects the requirements of the structure plan mapped area performance standards, unless:</u> - 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 - the resultant site is required for <u>infrastructure, reserves, access, protection of biodiversity or heritage, or another purpose specified in the shape performance standard for the zone:</u> - scheduled ASBV or QEII covenant; or - reserve; or - access; or - utility; or - road (Policy 2.4.1.8). <i>General assessment guidance:</i> c. <u>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:</u> - boundary setbacks; - setbacks from water bodies; and - setback from scheduled tree. d. <u>For contravention of the building platform slope part of the shape performance standard (Rule 17.7.6.2), see the matters of discretion and assessment rules in relation to earthworks – large scale (Rule 8A.7.2.1).</u> <i>Conditions that may be imposed include:</i> e. <u>A building platform registered against the certificate of title by way of a consent notice. {Change CP8}</u> f. Restrictions or conditions, including by way of consent notice, on land use or development activities allowed on the site. g. A building platform may be required to be registered against the title by way of consent notice.	

17.9.5 Assessment of subdivision performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
6. <u>Shape – resultant site size and shape provides for compliance with other performance standards (rules 17.7.6.1 and 17.7.6.2)</u> {Change CP8}	a. <u>Apply the matters of discretion for the performance standard that would be contravened</u>	<u>General assessment guidance:</u> i. <u>See Rule 17.9 for the assessment guidance relevant to the performance standard that would be contravened.</u>
7. <u>Shape – wastewater disposal area (Rule 17.7.6.3)</u> {Change CP8}	a. <u>Effects on efficiency and affordability of infrastructure (wastewater)</u>	<u>See Rule 9.5</u>

17.9.6 Assessment of performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. In a hazard overlay zone : - Maximum area of vegetation clearance in the hazard overlay zones (Hazard 1 or 2 (land instability) overlay zones) - Relocatable buildings (Hazard 3 (coastal) Overlay Zone) - Outdoor Storage (Hazard 1 (flood) Overlay Zone) - Hazardous substances quantity limits and storage requirements	a. Risk from natural hazards	See Rule 11.4
2. In the ONL or SNL overlay zones : - Maximum height - Reflectivity - Area, number and location of buildings and structures	a. Effects on landscape values	See Rule 10.5

17.9.6 Assessment of performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
3.	In the ONL, SNL or ONF overlay zones : Number, location and design of ancillary signs	a. Effects on landscape values	See Rule 10.5
4.	In the NCC or HNCC overlay zones : Number, location and design of ancillary signs	a. Effects on natural character of the coast	See Rule 10.5
5.	In the NCC Overlay Zone : - Maximum height - Reflectivity - Area, number and location of buildings and structures	a. Effects on natural character of the coast	See Rule 10.5
6.	In an urban biodiversity mapped area : Vegetation clearance standards: Maximum area of vegetation clearance (UBMA)	a. Effects on biodiversity values	See Rule 10.5
7.	In the Taieri Aerodrome flight fan mapped area : Maximum height (Rule 17.6.5.1.d)	a. Effects on health and safety	See Rule 9.5
8.	Affecting a scheduled heritage building or scheduled heritage structure : Materials and design	a. Effects on heritage values	See Rule 13.5
9.	In a wāhi tūpuna mapped area : - Maximum height - Setback from coast and water bodies - Esplanade reserves and strips - Vegetation clearance standards: Protected areas (vegetation clearance), Protected species (indigenous vegetation clearance)	a. Effects on cultural values of Manawhenua	See Rule 14.3
10	In an ASBV : Area of buildings and structures	a. Effects on biodiversity values	See Rule 10.5.

17.9.6 Assessment of performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
11.	In the Critical Electricity Distribution Infrastructure Corridor mapped area : Setback from Critical Electricity Distribution Infrastructure (forestry)	a. Effects on the safety and efficiency of network utilities	See Rule 5.7.
12.	In the Critical Electricity Distribution Infrastructure Corridor mapped area : Setback from Critical Electricity Distribution Infrastructure (buildings, structures, city-wide activities)	a. Effects on health and safety b. Effects on efficient and effective operation of network utilities	See Rule 5.7.
13.	<u>Setback from a stormwater open watercourse mapped area (rules 10.3.3.W and 10.3.3.X) {Change Res13}</u>	<u>a. Effects on the efficiency and affordability of infrastructure</u>	<u>See Rule 9.5</u>

Rule 17.10 Assessment of Restricted Discretionary Activities

Rule 17.10.1 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 17.10.2 - 17.10.5:
 - a. list the matters Council will restrict its discretion to, under the heading 'matters of discretion', these matters are not further restricted by any guidance provided; and
 - b. provide guidance on how a consent application will be assessed, under the heading 'guidance on the assessment of resource consents', including:
 - i. relevant objectives and policies, with respect to s104(1)(b)(vi);
 - ii. potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
 - iii. general assessment guidance; and
 - iv. conditions that may be imposed.
3. Rules 17.10.2 - 17.10.5 apply as follows:
 - a. Rule 17.10.2 applies to restricted discretionary land use activities;
 - b. Rule 17.10.3 applies to restricted discretionary development activities;
 - c. Rule 17.10.4 applies to restricted discretionary subdivision activities; and
 - d. Rule 17.10.5 applies to restricted discretionary activities in an overlay zone, mapped area or

affecting a scheduled item.

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 apply as relevant:
 - a. if the contravention of the performance standard defaults to **restricted discretionary** then:
 - i. the activity, as a whole, will be treated as **restricted discretionary**;
 - ii. the matters of discretion are expanded to include the areas of non-compliance with the performance standard;
 - iii. the performance standard contravention will be assessed as indicated in Section 17.9; 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**;
 - ii. the performance standard contravention will be assessed as indicated in Section 17.11; and
 - iii. the assessment guidance in this section will also be considered; or
 - c. if the contravention of the performance standard defaults to **non-complying** then:
 - i. the activity, as a whole, will be **non-complying**;
 - ii. the performance standard contravention will be assessed as indicated in Section 17.12; and
 - iii. the assessment guidance in this section will also be considered.
6. **With respect to section 104(2) of the RMA, Council will not consider family flats or papakāika as part of the permitted baseline in considering residential density effects in the rural residential zones: {Change CP15}**

17.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. All restricted discretionary land use activities in the rural residential zones that also involve development activities	a. Effects on rural residential character and amenity	<i>Relevant objectives and policies:</i> i. Objective 17.2.3 ii. Any adverse effects from development on rural residential character and amenity will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 17.2.3.3). <i>Potential circumstances that may support a consent application include:</i> iii. Landscaping or other forms of screening will be used to reduce the visibility of development from surrounding properties and public viewpoints. iv. Signage and entranceways are in character with the surrounding environment.

17.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
2. All ~~H~~high trip generators, which include: any activities that generate 250 or more vehicle movements a day <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded</u> {Change CP1}	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network	See Rule 6.11

17.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
3. Forestry	a. Effects on amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 17.2.2 ii. Forestry is located and designed to avoid or, if avoidance is not practicable, adequately mitigate shading, noise, traffic and other nuisance effects on surrounding properties (Policy 17.2.2.7).
	b. Effects on rural residential character and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 17.2.3 ii. Forestry is located, designed and managed to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the character and visual amenity of the rural residential zones (Policy 17.2.3.2). <i>Potential circumstances that may support a consent application include:</i> iii. The forestry is located on land that is not visually prominent. iv. The forestry is of a size and on-site location that will lessen visual effects. v. Screen planting with other species will be used to reduce visual effects.
	c. Effects on the safety and efficiency of the transport network	See Rule 6.11
4. Veterinary services (large animal practice)	a. Effects on amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 17.2.2 ii. Any adverse effects on the amenity of surrounding rural residential properties are avoided or, if avoidance is not practicable, are adequately mitigated (Policy 17.2.2.5). <i>Potential circumstances that may support a consent application include:</i> iii. The activity is set back a sufficient distance from its own boundaries to mitigate adverse effects on surrounding residential activities.
	b. Effects on the safety and efficiency of the transport network	See Rule 6.11

17.10.4 Assessment of restricted discretionary subdivision activities

Activity	Matters of discretion	Guidance on the assessment of resource consents

1. General subdivision	a. Effects on on-site amenity	<i>Relevant objectives and policies:</i> i. Objective 17.2.2 ii. Subdivisions deliver sites that achieve a high quality of on-site amenity through being large enough and of a shape that is capable of supporting rural residential development (Policy 17.2.2.8).
	b. Effects on rural residential character and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 17.2.3 ii. Subdivisions are designed to ensure any associated future land use and development will maintain or enhance the character and visual amenity of the rural residential zones (Policy 17.2.3.5). <i>Potential circumstances that may support a consent application include:</i> iii. Sites are designed to respond to the topography and characteristics of the land and surrounding environment. iv. Building platforms are located to respond to land form and avoid significant visual effects. v. Driveways, network utilities and services are designed and located to minimise the need for significant earthworks.
	c. Effects on long term maintenance of rural land for productive rural activities	<i>Relevant objectives and policies:</i> i. Objective 17.2.4 ii. Subdivisions are designed to ensure sites are of shape and size that enable lifestyle blocks or hobby farms, including the keeping of livestock, and avoid sites that will be used purely as large lot residential living (Policy 17.2.4.3).
	d. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.6
	e. Effects on public access	
	f. Effects on efficiency and affordability of infrastructure	See Rule 9.6
	<u>X. Effects of stormwater from future development</u> {Change CP4}	

17.10.4 Assessment of restricted discretionary subdivision activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
	g. Effects on the safety and efficiency of the transport network	See Rule 6.11
	h. Risk from natural hazards	See Rule 11.5
	<u>Y. Effects on health and safety</u> { Change PHS1 }	<u>See Rule 9.6</u>

Rule 17.11 Assessment of Discretionary Activities

Rule 17.11.1 Introduction

- 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.
- Rules 17.11.2 - 17.11.3 provide guidance on how a consent application for the listed discretionary activities will be assessed, under the heading 'guidance on the assessment of resource consents', including:
 - relevant objectives and policies that will be considered as a priority with respect to s104(1)(b) (vi);
 - potential circumstances that may support a consent application. These are examples of situations or mitigation measures that may support consent being granted, but are not requirements that must always be met in order for an activity to be granted consent;
 - general assessment guidance, including any effects that will be considered as a priority; and
 - conditions that may be imposed.
- Rules 17.11.2 - 17.11.3 apply as follows:
 - Rule 17.11.2 applies to discretionary land use activities; and
 - Rule 17.11.3 applies to discretionary performance standard contraventions.
- With respect to section 104(2) of the RMA, Council will not consider family flats or papakāika as part of the permitted baseline in considering residential density effects in the rural residential zones: {Change CP15}**
- 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.

17.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
1. - Rural tourism - Rural research - Community and leisure - large	<i>Relevant objectives and policies (priority considerations):</i> Objectives 17.2.1, 17.2.2, 17.2.3, 17.2.4 {Change CP5; Change D16}

17.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
scale • Early childhood education • Sport and recreation • Visitor accommodation • Healthcare {Change D16}	<u>X. Due to the nature the healthcare activity, it is more appropriately located in a rural residential zone, and effects will be adequately managed in line with objectives 17.2.2, 17.2.3 and 17.2.4 and their policies, and the objectives and policies of any relevant overlay zones (Policy 17.2.1.X). {Change D16}</u> b. Any adverse effects on the amenity of surrounding rural residential properties are avoided or, if avoidance is not practicable, are adequately mitigated (Policy 17.2.2.5). c. Any adverse effects from development on rural residential character and amenity are avoided or, if avoidance is not practicable, are adequately mitigated (Policy 17.2.3.3). d. Where in a high class soils mapped area, adverse effects on high class soils are avoided or, if avoidance is not practicable, adverse effects are no more than minor (Policy 17.2.4.2). <i>General assessment guidance:</i> e. In assessing effects on amenity, Council will consider the effects of vehicle movements on the site as well as any significant changes to the number or nature of vehicle movements on the adjoining road. <i>Potential circumstances that may support a consent application include:</i> f. The activity is set back a sufficient distance from its own boundaries and existing sensitive activities on surrounding sites. g. Development activities meet relevant performance standards. h. Development is not situated on visually prominent land. i. The form, scale and materials used in buildings and structures are compatible with the character and visual amenity of the rural residential zones. j. Colours and materials used in development are chosen to blend in with the rural residential setting and minimise reflectivity. k. Landscaping or other forms of screening are used to reduce the visibility of development from surrounding properties and public viewpoints. <u>Y. The scale of the healthcare facility is appropriate to the surrounding rural residential environment. {Change D16}</u> <u>Z. The amenity values associated with the rural residential setting will assist in achieving health outcomes for users of the healthcare facility, for example in the case of a live in treatment facility for addiction or eating disorders. {Change D16}</u> <i>Conditions that may be imposed include:</i> l. Restriction on hours of operation. m. Controls on on-site lighting.

17.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
	n. A requirement for screening of storage areas. o. A requirement to control dust. p. Provision of car parking areas. <i>Relevant guidance from other sections (priority considerations):</i> q. 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 transportation network and its affordability to the public. r. In an ASBV, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and effects related to biodiversity values. s. 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. t. For activities that may have effects on biodiversity values, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1. u. For activities adjacent to water bodies and the coast, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.2. v. For activities taking place within the radio transmitters mapped area, see Section 5.9 for guidance on the assessment of resource consents in relation to management of reverse sensitivity effects on Radio New Zealand's facilities at 740 Highcliff Road and 35 Karetai Road. w. 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.

Rule 17.12 Assessment of Non-complying Activities

17.12.6 Assessment of non-complying performance standard contraventions

Performance standard		Guidance on the assessment of resource consents
1.	Density	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.6.1, Policy 2.6.1.5 b. Objective 17.2.1 c. Residential activity in the rural residential zone is at a density that enables lifestyle blocks and hobby farms (Policy 17.2.1.2). <i>Relevant guidance from other sections (priority considerations):</i> d. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.1 and effects related to the efficiency and affordability of infrastructure.
2.	• Setback from National Grid (buildings, structures, city-wide activities, and National Grid sensitive activities) (Rule 5.6.1.1) • Setback from National Grid (subdivision activities) (Rule 17.7.7)	<i>Relevant guidance from other sections:</i> a. See Section 5.10 for guidance on the assessment of resource consents in relation to Objective 5.2.X and effects related to the operation, maintenance, upgrading and development of the National Grid.
3.	• Light spill - where the limit is exceeded by greater than 25% • Noise - where the limit is exceeded by 5 dB 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 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
4.	Hazard exclusion areas (hazard overlays)	<i>Relevant guidance from other sections (priority considerations):</i> a. 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.
5.	Minimum site size	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 2.2.4 and 2.6.1 b. Policies 2.2.4.4 and 2.6.1.5 c. Objectives 17.2.2, 17.2.3, 17.2.4 d. Policies 17.2.2.8, 17.2.3.5, 17.2.4.2, 17.2.4.3 <i>Relevant guidance from other sections (priority considerations):</i> e. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.1 and effects related to the efficiency and affordability of infrastructure.

17.12.6 Assessment of non-complying performance standard contraventions

Performance standard		Guidance on the assessment of resource consents
6.	Family flats:– - Tenancy (Rule 17.5.3.1.b) - Design (Rule 17.5.3.2.a.Y.2) {Change CP6}	<i>Relevant objectives and policies (priority considerations):</i> a. Strategic Directions: Objective 2.6.1, Policy 2.6.1.2 b. Objective 17.2.1, Policy 17.2.1.7
7.	In an ASBV : Tree species	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and the effects related to biodiversity values.
8.	In the ONF Zone : Tree species	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.5 and the effects related to landscape values.
9.	In the HNCC and NCC overlay zones : Tree species	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.3 and the effects related to natural character of the coast.
10.	In a wāhi tūpuna mapped area : - Density - Minimum site size - Tree species	<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.
11.	Landscape building platform mapped area performance standards	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 10.2.5. b. Adverse effects on landscape values, as identified in Appendix A3, are avoided or, if avoidance is not practicable: - no more than minor; or - where there are no practicable alternative locations, adequately mitigated (Policy 10.2.5.9).
12.	Structure plan mapped area performance standards	<i>Relevant objectives and policies (priority considerations):</i> a. Strategic Directions: Objective 2.4.1, Policy 2.4.1.8. b. Objective 17.2.3. c. Activities in a structure plan mapped area are designed to: - maintain or enhance any special values of the site listed in Appendix A12; and - ensure any other design outcomes listed in Appendix A12 are achieved (Policy 17.2.3.6).

18.1 Introduction

18.1.1.2 Centres Zones

A range of different sized commercial centres are spread throughout the urban area of Dunedin and within outlying towns of the wider district. Principal, suburban and rural centre zones provide hubs for social and economic activity for suburban and rural communities. The Principal Centre Zone includes former pre-amalgamation town centres and is located at Green Island, Mosgiel, Port Chalmers and South Dunedin. The Suburban Centre Zone includes Caversham, Gardens, Mornington and Roslyn, and the Rural Centre Zone includes Evansdale, Outram, Middlemarch, Waikouaiti and Waitati. **{Change CZ3}**

There are also Neighbourhood Centre zones, which provide for the day to day needs of individual neighbourhoods, with the Neighbourhood Destination Centre Zone also servicing visitor needs, and the Neighbourhood Convenience Centre Zone also servicing the needs of passing motorists. The Neighbourhood Centre Zone includes Andersons Bay Terminus, Brighton, Brockville, Concord, Corstorphine, Forbury, Helensburgh, Hillside, Larnach, Macandrew Bay, Māori Hill, Musselburgh, the southern part of Andersons Bay Road, the area adjoining the University and Wakari. The Neighbourhood Convenience Centre Zone includes Kaikorai North, Kaikorai South, North Dunedin and South Mosgiel; and the Neighbourhood Destination Centre Zone includes St Clair and Portobello. **{Change CZ2}**

Primary pedestrian street frontage mapped area and **secondary pedestrian street frontage mapped area** are applied within these centres and the Port Chalmers Principal Centre Zone also contains a heritage precinct protecting part of the centre.

18.2 Objectives and Policies

Objective 18.2.1

Dunedin has a well-structured and economically and socially successful range of commercial and mixed use environments based on:

- a. the CBD, which is the focus for employment, retail, entertainment, leisure, visitor accommodation, and arts and culture activities;
- b. vibrant and viable principal centre, suburban and rural centre zones, which provide hubs for social and economic activity for rural, suburban and principal communities;
- c. Neighbourhood Centre Zone, which provides for the day to day needs of local areas, with the Neighbourhood Destination Centre Zone also servicing visitor needs, and the Neighbourhood Convenience Centre Zone also servicing the needs of passing motorists;
- d. a range of mixed use zones (WP, PPH, SSYP and HE zones) around the edge of the CBD, which provide for a compatible mix of inner-city living, commercial, and light industrial activities;
- e. an area south of the CBD (CEC - South Zone) and an area which adjoins the principal centre zone in South Dunedin (SDLF Zone) and extends along the western side of Andersons Bay Road, which provides for high trip generators, large format general retail and bulky goods retail which are likely to be incompatible with the amenity expectations of the CBD or adjoining principal centre zone and which may require larger sites than available in the CBD or adjoining centre; **{Change CP1}**
- f. an area to the north-east of the CBD (CEC - North Zone), similar to the CEC - South but also containing a mix of activities which support the adjoining CBD and Hospital zones;
- g. an area around Andersons Bay Road (TR Zone), which provides for trade related retail and specific categories of high trip generators, yard based retail which are likely to be incompatible with the amenity expectations of the CBD; and **{Change CP1}**
- h. an area adjoining Birch, Kitchener, Wharf and Fryatt Streets and the coast (HE Zone) which provides for the continuation of the existing environment characterised by industrial activity, while allowing for a transition toward a vibrant and attractive place to live, work and visit by also providing for conference, meeting and function, entertainment and exhibition, restaurant, visitor accommodation, training and education and residential activities.

Policy 18.2.1.1	Provide for a wide range of commercial, residential and community activities in the CBD and all centres zones in order to encourage economically and socially vibrant and viable centres.
Policy 18.2.1.2	Enable general retail and office activities in the CBD and centres zones and restrict their establishment in other commercial and mixed use zones in order to maintain the vibrancy of existing centres.
Policy 18.2.1.3	Avoid retail and office activities in areas where they are not provided for unless: a. it is an ancillary and secondary component of a general retail - retail services or office activity that is undertaken in a scheduled heritage building as provided for by Policy 13.2.1.9 on the same or adjacent site; or b. there is a significant and sustained increase in the amount of retail activity across the city and it has been demonstrated that as a result there is a medium to longer term under-supply of retail land across all the areas where general retail is provided for; or c. in the HE Zone, it is associated with port, industrial or marine related activities operating in the area; or d. in the PPH Zone it is associated with campus activity.

Objective 18.2.1

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- b. vibrant and viable principal centre, suburban and rural centre zones, which provide hubs for social and economic activity for rural, suburban and principal communities;
- c. Neighbourhood Centre Zone, which provides for the day to day needs of local areas, with the Neighbourhood Destination Centre Zone also servicing visitor needs, and the Neighbourhood Convenience Centre Zone also servicing the needs of passing motorists;
- d. a range of mixed use zones (WP, PPH, SSYP and HE zones) around the edge of the CBD, which provide for a compatible mix of inner-city living, commercial, and light industrial activities;
- e. **an area south of the CBD (CEC - South Zone) and an area which adjoins the principal centre zone in South Dunedin (SDLF Zone) and extends along the western side of Andersons Bay Road, which provides for high trip generators, large format general retail and bulky goods retail which are likely to be incompatible with the amenity expectations of the CBD or adjoining principal centre zone and which may require larger sites than available in the CBD or adjoining centre; {Change CP1}**
- f. an area to the north-east of the CBD (CEC - North Zone), similar to the CEC - South but also containing a mix of activities which support the adjoining CBD and Hospital zones;
- g. **an area around Andersons Bay Road (TR Zone), which provides for trade related retail and specific categories of high trip generators, yard based retail which are likely to be incompatible with the amenity expectations of the CBD; and {Change CP1}**
- h. an area adjoining Birch, Kitchener, Wharf and Fryatt Streets and the coast (HE Zone) which provides for the continuation of the existing environment characterised by industrial activity, while allowing for a transition toward a vibrant and attractive place to live, work and visit by also providing for conference, meeting and function, entertainment and exhibition, restaurant, visitor accommodation, training and education and residential activities.

Policy 18.2.1.4	Provide for food and beverage retail: a. in the CBD and centres; b. where 500m² or less in gross floor area, in the HE Zone; and c. where 1500m² or more in gross floor area, in the CEC, SDLF and TR zones.
Policy 18.2.1.5	Provide for bulky goods retail and large format retail in the CEC, SDLF and WP zones in recognition that often these activities require larger sites than are available in the CBD and centres.
Policy 18.2.1.6	Provide for trade related retail and yard based retail to locate in the TR, PPH, CEC and SDLF zones in recognition that often these activities require a built form that cannot meet the requirements within the CBD and centres, and their location in these areas is unlikely to detract from the vibrancy and vitality of the CBD and centres.
Policy 18.2.1.7 {Change D9}	Limit the scale of retail ancillary to industry to a size that: a. ~~is clearly subordinate to and part of the operation of the primary industry activity;~~ b. ~~does not conflict with objectives 2.3.2 and 2.4.3; and~~ c. ~~does not create adverse effects on other industry activities, for example from traffic, parking, or reverse sensitivity.~~

Objective 18.2.1

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- b. vibrant and viable principal centre, suburban and rural centre zones, which provide hubs for social and economic activity for rural, suburban and principal communities;
- c. Neighbourhood Centre Zone, which provides for the day to day needs of local areas, with the Neighbourhood Destination Centre Zone also servicing visitor needs, and the Neighbourhood Convenience Centre Zone also servicing the needs of passing motorists;
- d. a range of mixed use zones (WP, PPH, SSYP and HE zones) around the edge of the CBD, which provide for a compatible mix of inner-city living, commercial, and light industrial activities;
- e. an area south of the CBD (CEC - South Zone) and an area which adjoins the principal centre zone in South Dunedin (SDLF Zone) and extends along the western side of Andersons Bay Road, which provides for high trip generators, large format general retail and bulky goods retail which are likely to be incompatible with the amenity expectations of the CBD or adjoining principal centre zone and which may require larger sites than available in the CBD or adjoining centre; **{Change CP1}**
- f. an area to the north-east of the CBD (CEC - North Zone), similar to the CEC - South but also containing a mix of activities which support the adjoining CBD and Hospital zones;
- g. an area around Andersons Bay Road (TR Zone), which provides for trade related retail and specific categories of high trip generators, yard based retail which are likely to be incompatible with the amenity expectations of the CBD; and **{Change CP1}**
- h. an area adjoining Birch, Kitchener, Wharf and Fryatt Streets and the coast (HE Zone) which provides for the continuation of the existing environment characterised by industrial activity, while allowing for a transition toward a vibrant and attractive place to live, work and visit by also providing for conference, meeting and function, entertainment and exhibition, restaurant, visitor accommodation, training and education and residential activities.

**Policy
18.2.1.X
{Change
D16}**

Enable healthcare in the WP, PPH, SSYP, HE and CEC zones.

**Policy
18.2.1.8**

Limit the scale of activities in neighbourhood and rural centres to ensure activities:

- a. are not a destination retail activity designed to attract customers from across suburbs, which are more appropriately located in the CBD or other central city commercial and mixed use zones; and
- b. do not dominate the centre and reduce the diversity of different activities that are able to establish there.

**Policy
18.2.1.9**

Provide for licensed premises where these are ancillary to activities that are provided for in the zone, including:

- a. bottle shops where food and beverage retail or dairies are provided for; and
- b. taverns and bars where restaurants are provided for;

except in neighbourhood centres (see Policy 18.2.2.9).

**Policy
18.2.1.10**

Provide for hospital activity in the CEC - North Zone, to allow for the relocation of Dunedin Hospital into this zone.

**Policy
18.2.1.11**

Limit the gross floor area of dairies to a size that reflects these activities operating as a local convenience store rather than a destination supermarket.

Objective 18.2.1

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- b. vibrant and viable principal centre, suburban and rural centre zones, which provide hubs for social and economic activity for rural, suburban and principal communities;
- c. Neighbourhood Centre Zone, which provides for the day to day needs of local areas, with the Neighbourhood Destination Centre Zone also servicing visitor needs, and the Neighbourhood Convenience Centre Zone also servicing the needs of passing motorists;
- d. a range of mixed use zones (WP, PPH, SSYP and HE zones) around the edge of the CBD, which provide for a compatible mix of inner-city living, commercial, and light industrial activities;
- e. an area south of the CBD (CEC - South Zone) and an area which adjoins the principal centre zone in South Dunedin (SDLF Zone) and extends along the western side of Andersons Bay Road, which provides for high trip generators, large format general retail and bulky goods retail which are likely to be incompatible with the amenity expectations of the CBD or adjoining principal centre zone and which may require larger sites than available in the CBD or adjoining centre; **{Change CP1}**
- f. an area to the north-east of the CBD (CEC - North Zone), similar to the CEC - South but also containing a mix of activities which support the adjoining CBD and Hospital zones;
- g. an area around Andersons Bay Road (TR Zone), which provides for trade related retail and specific categories of high trip generators, yard based retail which are likely to be incompatible with the amenity expectations of the CBD; and **{Change CP1}**
- h. an area adjoining Birch, Kitchener, Wharf and Fryatt Streets and the coast (HE Zone) which provides for the continuation of the existing environment characterised by industrial activity, while allowing for a transition toward a vibrant and attractive place to live, work and visit by also providing for conference, meeting and function, entertainment and exhibition, restaurant, visitor accommodation, training and education and residential activities.

Policy 18.2.1.12	Only allow food and beverage retail in the WP, HE and PPH zones where the activity is of a size, and designed in a manner, to cater to people living or working locally or using the area for recreational purposes.

Policy 18.2.1.13	Avoid industrial activities in the SSYP Zone due to its residential character.

Policy 18.2.1.14	Avoid service stations, restaurant - drive through and yard based retail in the CBD, SSYP, HE and WP zones unless: a. they are designed and located to meet the built form expectations of the zone, as set out in the development activities performance standards; b. any drive-through components will not be accessed or visible from the primary pedestrian street frontage mapped area; and c. there are no, or only insignificant, adverse effects on streetscape and pedestrian amenity from vehicle movements.

Policy 18.2.1.15	Enable training and education in the CBD, all centres, CEC - North Zone, and WP, PPH, SSYP and HE zones, and Campus in the Campus mapped area , to enable tertiary (including the University of Otago and Otago Polytechnic) and specialist education providers.

Objective 18.2.1

Dunedin has a well-structured and economically and socially successful range of commercial and mixed use environments based on:

- a. the CBD, which is the focus for employment, retail, entertainment, leisure, visitor accommodation, and arts and culture activities;
- b. vibrant and viable principal centre, suburban and rural centre zones, which provide hubs for social and economic activity for rural, suburban and principal communities;
- c. Neighbourhood Centre Zone, which provides for the day to day needs of local areas, with the Neighbourhood Destination Centre Zone also servicing visitor needs, and the Neighbourhood Convenience Centre Zone also servicing the needs of passing motorists;
- d. a range of mixed use zones (WP, PPH, SSYP and HE zones) around the edge of the CBD, which provide for a compatible mix of inner-city living, commercial, and light industrial activities;
- e. an area south of the CBD (CEC - South Zone) and an area which adjoins the principal centre zone in South Dunedin (SDLF Zone) and extends along the western side of Andersons Bay Road, which provides for high trip generators, large format general retail and bulky goods retail which are likely to be incompatible with the amenity expectations of the CBD or adjoining principal centre zone and which may require larger sites than available in the CBD or adjoining centre; **{Change CP1}**
- f. an area to the north-east of the CBD (CEC - North Zone), similar to the CEC - South but also containing a mix of activities which support the adjoining CBD and Hospital zones;
- g. an area around Andersons Bay Road (TR Zone), which provides for trade related retail and specific categories of high trip generators, yard based retail which are likely to be incompatible with the amenity expectations of the CBD; and **{Change CP1}**
- h. an area adjoining Birch, Kitchener, Wharf and Fryatt Streets and the coast (HE Zone) which provides for the continuation of the existing environment characterised by industrial activity, while allowing for a transition toward a vibrant and attractive place to live, work and visit by also providing for conference, meeting and function, entertainment and exhibition, restaurant, visitor accommodation, training and education and residential activities.

Policy 18.2.1.16	Avoid conference, meeting and function or entertainment and exhibition in the NEC, NECC, SSYP, PPH and CEC zones unless: a. it is ancillary to visitor accommodation; or b. it has specific operational requirements that require it to locate in these zones.
Policy 18.2.1.17	Only allow restaurants outside the CBD, WP, HE and centres where the activity is not of a scale or nature that is more appropriate to locate in the CBD, centres, WP or HE because: a. it is unlikely to contribute to the vibrancy and vitality of those zones; and b. it has specific operational requirements that do not fit with those locations.
Policy 18.2.1.18	Provide for restaurants ancillary to trade related retail or food and beverage retail where they are designed to only service people engaged in the primary activity and are unlikely to attract significant patronage outside this purpose.
Policy 18.2.1.19	Only allow general retail 750m ² or more in the SDLF Zone where any adverse effects on the vibrancy and viability of the CBD and centres are no more than minor.

Objective 18.2.2

The potential for conflict between activities within the commercial and mixed use zones and in adjoining zones is minimised, as far as practicable, through adequate separation distances and other mitigation measures which ensure:

- a. the amenity of adjoining residential and recreation zoned sites is maintained; and
- b. the potential for reverse sensitivity effects is minimised as far as practicable.

Policy 18.2.2.1	Require fencing along property boundaries that adjoin residential or school zoned sites to be of an adequate height and design to provide screening for the purposes of privacy and security.
Policy 18.2.2.2	Only allow restaurants, and conference, meeting and function, and entertainment and exhibition ancillary to visitor accommodation in the PPH and SSYP zones where: a. the activities are secondary to the visitor accommodation activity; and b. any adverse effects on the amenity of surrounding residential activities, from noise, anti-social behaviour, or other effects will be avoided or, if avoidance is not practicable, adequately mitigated; and c. the potential for reverse sensitivity will be avoided or, if avoidance is not practicable, adequately mitigated.
Policy 18.2.2.3	Require buildings to be of a height in relation to boundary, and setback from side and rear boundaries, that maintains a reasonable level of sunlight access for: a. current and future residential buildings and their outdoor living spaces in adjoining residential zones; and b. sites in the recreation and school zones.
Policy 18.2.2.4	Only allow restaurants - drive through and service stations in commercial and mixed use zones, where significant adverse effects on the amenity of existing residential activities are avoided or mitigated as far as practicable.
Policy 18.2.2.5	Avoid crematoriums in all commercial and mixed use zones that provide for residential activity, because of the potential adverse social and cultural effects on activities that are provided for in these zones.
Policy 18.2.2.6	Avoid early childhood education and residential activities in the CEC South, SDLF and TR zones, and visitor accommodation in the SDLF and TR zones unless the potential for reverse sensitivity is insignificant.
Policy 18.2.2.7	Only allow community and leisure - large scale and visitor accommodation in neighbourhood centre zones (other than the Neighbourhood Destination Centre Zone) where the adverse effects on the amenity of surrounding residential activities will be avoided or, if avoidance is not practicable, adequately mitigated.
Policy 18.2.2.8	Only allow early childhood education and residential activity in the CBD, centres, CEC - North and CBD edge mixed use zones in locations where their establishment will not constrain (have reverse sensitivity effects on) activities that are provided for in the commercial and mixed use zone.
Policy 18.2.2.9	Only allow ancillary licensed premises in the NECC and NEC zones where the adverse effects on the amenity of adjacent residential activities and the surrounding neighbourhood will be avoided or, if avoidance is not practicable, adequately mitigated.
Policy 18.2.2.10	Only allow visitor accommodation in the CEC - South Zone where the potential for reverse sensitivity will be avoided or, if avoidance is not practicable, adequately mitigated.

Objective 18.2.2

The potential for conflict between activities within the commercial and mixed use zones and in adjoining zones is minimised, as far as practicable, through adequate separation distances and other mitigation measures which ensure:

- a. the amenity of adjoining residential and recreation zoned sites is maintained; and
- b. the potential for reverse sensitivity effects is minimised as far as practicable.

Policy 18.2.2.11 {Change CMU6}	Only allow residential activity in the Speights buffer mapped area where the potential for reverse sensitivity will be avoided or, if avoidance is not practicable, adequately mitigated.

Policy 18.2.2.X {Change D16}	Only allow healthcare in the SDLF and TR zones where the potential for reverse sensitivity will be avoided or, if avoidance is not practicable, adequately mitigated.

Policy 18.2.2.12	In the Campus mapped area in the Harbourside Edge Zone only allow campus, restaurants, conference, meeting and function, entertainment and exhibition, visitor accommodation, residential activities and large-scale community and leisure activity where the potential for reverse sensitivity will be avoided or, if avoidance is not practicable, adequately mitigated.

18.3.1 Rule Location

The activity status tables in rules 18.3.3 to 18.3.8 specify the activity status of land use activities, development activities, and subdivision activities in the commercial and mixed use zones 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 and site investigation {Change Earth1}**
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

18.3.3 Land Use Activity Status Table (Central Business District and Centres)

1.	Performance standards that apply to all land use activities	a. Acoustic insulation (noise sensitive activities) b. Light spill c. Location d. Noise e. Maximum gross area of centre (NEC, NECC, NEDC and RC only) f. Setback from National Grid (National Grid sensitive activities only)		
<u>All land use activities</u>		<u>Activity status</u>		<u>Performance standards</u>
X.	<u>High trip generators:</u> • <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}</u>	<u>RD</u>		
Commercial activities		Activity status		Performance standards
		a. CBD	b. PC/SC/RC/NEDC	c. NECC/NEC
2.	Ancillary licensed premises	Same activity status as underlying activity		D
3.	Conference, meeting and function	P	P	NC
4.	Commercial advertising	NC	NC	NC
5.	Entertainment and exhibition	P	P	NC
6.	Office	P	P	P
				i. Minimum mobility car parking (registered health practitioners) {Change D16}
7.	Retail (except yard based retail)	P	P	P
				i. Minimum mobility car parking ii. Minimum vehicle loading
8.	Retail ancillary to industry {Change D9}	P	P	P
				i. Maximum gross floor area of retail ancillary to industry
9.	Yard based retail	NC	P	P
				i. Minimum mobility car parking ii. Minimum vehicle loading (centres)
10.	Restaurants	P	P	P
11.	Restaurant - drive through	NC	D	D

12.	Service stations	NC	RD	RD	i. Service station standards ii. Minimum mobility car parking
13.	Stand-alone car parking	P	P	P	
14.	Visitor accommodation	P	P	RD	i. Minimum mobility car parking ii. Minimum vehicle loading
Community activities		a. CBD	b. PC/SC/RC/NEDC	c. NECC/NEC	Performance standards
15.	Community and leisure - small scale	P	P	P	i. Minimum mobility car parking
16.	Community and leisure - large scale	P	P	RD	i. Minimum mobility car parking
17.	Conservation	P	P	P	
18.	Early childhood education	RD	RD	RD	i. Minimum mobility car parking
Y.	Healthcare {Change D16}	<u>P</u>	<u>P</u>	<u>P</u>	i. <u>Minimum mobility car parking</u>
19.	Sport and recreation	P	P	P	i. Minimum mobility car parking
Residential activities		a. CBD	b. PC/SC/RC/NEDC	c. NECC/NEC	Performance standards
20.	Supported living facilities	P	P	P	i. Minimum mobility car parking
21.	Standard residential	P	P	P	
22.	Working from home	P	P	P	i. Minimum mobility car parking
Industrial activities		a. CBD	b. PC/SC/RC/NEDC	c. NECC/NEC	Performance standards
23.	All activities in the industrial activities category	P	P	P	
Major facility activities		a. CBD	b. PC/SC/RC/NEDC	c. NECC/NEC	Performance standards
24.	Emergency services	P	P	P	i. Minimum mobility car parking
25.	Campus in the Campus mapped area	N/A	P	N/A	
26.	All other activities in the major facility activities category	NC	NC	NC	
Rural activities		a. CBD	b. PC/SC/RC/NEDC	c. NECC/NEC	Performance standards
27.	All activities in the rural activities category	NC	NC	NC	

18.3.4 Land Use Activity Status Table (CBD Edge and Mixed Use Zones)

1.	Performance standards that apply to all land use activities	a. Acoustic insulation (noise sensitive activities) b. Light spill c. Location d. Noise e. Setback from National Grid (National Grid sensitive activities only)			
<u>All land use activities</u>		<u>Activity status</u>			
<u>Performance standards</u>					
X.	<u>High trip generators:</u> <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}</u>	RD			
Commercial activities		Activity status			
		a. WP	b. PPH	c. SSYP	d. HE
2.	Ancillary licensed premises	Same activity status as underlying activity			
3.	Bulky goods retail	P	NC	NC	NC
		i. Minimum mobility car parking ii. Minimum vehicle loading			
4.	Conference, meeting and function	P	NC	NC	P outside the Campus mapped area ; RD in the Campus mapped area
		i. Minimum mobility car parking			
5.	Commercial advertising	NC	NC	NC	NC
6.	Dairies	P	P	P	P
		i. Maximum gross floor area of dairies			



7.	Entertainment and exhibition	P	NC	NC	P outside the Campus mapped area ; RD in the Campus mapped area	i. Minimum mobility car parking
8.	Food and beverage retail 500m ² or less in gross floor area	D	D	NC	RD	
9.	Food and beverage retail more than 500m ² in gross floor area but no more than 750m ² in gross floor area	D	D	NC	D	
10.	All other food and beverage retail	D	D	NC	NC	
11.	General retail - retail services in a scheduled heritage building	P	NC	NC	NC	i. Minimum mobility car parking ii. Minimum vehicle loading
12.	General retail 1500m ² or more in gross floor area	P	NC	NC	NC	i. Minimum mobility car parking ii. Minimum vehicle loading
13.	All other general retail	NC	NC	NC	NC	
14.	Training and education	P	P outside a hazard facility mapped area ; NC within a hazard facility mapped area	P	P	
15.	Office in a scheduled heritage building	P	NC	P	P	i. Maximum gross floor area of office activity in HE Zone
16.	Office not in a scheduled heritage building	NC	NC	NC	P	i. Maximum gross floor area of office activity in HE Zone

17.	Restaurants	P	D	D	P outside the Campus mapped area ; RD in the Campus mapped area	i. Minimum mobility car parking
18.	Restaurant - drive through	NC	D	NC	NC	
19.	Retail ancillary to industry {Change D9}	P	P	NC	P	i. ~~Maximum gross floor area of~~ retail ancillary to industry
20.	Service stations	NC	RD	NC	NC	i. Service station standards ii. Minimum mobility car parking
21.	Stand-alone car parking	P	P	P	P	
22.	Trade related retail	P	P	NC	NC	i. Minimum mobility car parking ii. Minimum vehicle loading
23.	Visitor accommodation	P	P outside a hazard facility mapped area ; NC within a hazard facility mapped area	P	P outside the Campus mapped area ; RD in the Campus mapped area	i. Minimum mobility car parking ii. Minimum vehicle loading
24.	Conference, meeting and function and entertainment and exhibition ancillary to visitor accommodation	P	RD outside a hazard facility mapped area ; NC within a hazard facility mapped area	RD	P	i. Minimum mobility car parking

25.	Yard based retail	NC	P	NC	NC	i. Minimum mobility car parking ii. Minimum vehicle loading
Community activities		a. WP	b. PPH	c. SSYP	d. HE	Performance standards
26.	Community and leisure - small scale	P	P outside a hazard facility mapped area ; NC within a hazard facility mapped area	P	P	i. Minimum mobility car parking
27.	Community and leisure - large scale	P	P outside a hazard facility mapped area ; NC within a hazard facility mapped area	P	P outside the Campus mapped area ; RD in the Campus mapped area	i. Minimum mobility car parking
28.	Conservation	P	P	P	P	
29.	Early childhood education	RD	RD outside a hazard facility mapped area ; NC within a hazard facility mapped area	RD	RD	i. Minimum mobility car parking

Y.	Healthcare {Change D16}	P	P outside a hazard facility mapped area; NC within a hazard facility mapped area	P	P	i. <u>Minimum mobility car parking</u>
30.	Sport and recreation	P	P	P	P	i. Minimum mobility car parking
Residential activities		a. WP	b. PPH	c. SSYP	d. HE	Performance standards
31.	Supported living facilities	P	P outside a hazard facility mapped area; NC within a hazard facility mapped area	P	P outside the Campus mapped area; RD in the Campus mapped area	i. Minimum mobility car parking
32.	Standard residential	P	P outside a hazard facility mapped area; NC within a hazard facility mapped area	P	P outside the Campus mapped area; RD in the Campus mapped area	

33.	Working from home	P	P outside a hazard facility mapped area ; NC within a hazard facility mapped area	P	P outside the Campus mapped area ; RD in the Campus mapped area	i. Minimum mobility car parking
Industrial activities		a. WP	b. PPH	c. SSYP	d. HE	Performance standards
34.	All activities in the industrial activities category	P	P	NC	P	i. Minimum mobility car parking ii. Minimum vehicle loading
Major facility activities		a. WP	b. PPH	c. SSYP	d. HE	Performance standards
35.	Emergency services	P	P outside a hazard facility mapped area ; NC within a hazard facility mapped area	P	P	i. Minimum mobility car parking
36.	Campus in the Campus mapped area	N/A	N/A	N/A	RD	
37.	All other activities in the major facility activities category	NC	NC	NC	NC	
Rural activities		a. WP	b. PPH	c. SSYP	d. HE	Performance standards
38.	All activities in the rural activities category	NC	NC	NC	NC	

18.3.5 Land Use Activity Status Table (Trade Related Zone and CBD Edge Commercial Zones)

1.	Performance standards that apply to all land use activities	a. Acoustic insulation (noise sensitive activities) b. Light spill c. Noise d. Setback from National Grid (National Grid sensitive activities only)			
All land use activities		Activity status			
X.	High trip generators: New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}	RD			
Commercial activities		Activity status			
		a. CEC - North	b. CEC - South	c. SDLF	d. TR
2.	Ancillary licensed premises	Same activity status as underlying activity			
3.	Bulky goods retail	P	P	RD	NC
					i. Minimum mobility car parking ii. Minimum vehicle loading
4.	Conference, meeting and function	NC	NC	NC	NC
5.	Commercial advertising	NC	NC	NC	NC
6.	Dairies	P	P	P	P
					i. Maximum gross floor area of dairies
7.	Entertainment and exhibition	NC	NC	NC	NC
8.	Food and beverage retail less than 1500m ² in gross floor area	NC	NC	NC	NC
9.	Food and beverage retail 1500m ² or more in gross floor area	P	P	P	P
					i. Minimum mobility car parking ii. Minimum vehicle loading
10.	Office	P	NC	NC	NC
11.	General retail less than 750m ² in gross floor area	NC	NC	NC	NC

12.	General retail 750m ² or more in gross floor area	P	P	RD	NC	i. Minimum mobility car parking ii. Minimum vehicle loading
13.	Restaurants ancillary to trade related retail	D	D	D	P	i. Maximum gross floor area of restaurants in the Trade Related Zone and South Dunedin Large Format Zone ii. Location of ancillary restaurants in the Trade Related Zone and South Dunedin Large Format Zone
14.	Restaurants ancillary to food and beverage retail 1500m ² or more in gross floor area	D	D	D	P	i. Maximum gross floor area of restaurants in the Trade Related Zone and South Dunedin Large Format Zone ii. Location of ancillary restaurants in the Trade Related Zone and South Dunedin Large Format Zone
15.	All other restaurants	D	D	D	D	
16.	Restaurant - drive through	RD	RD	RD	RD	
17.	Retail ancillary to industry {Change D9}	P	P	P	P	i. Maximum gross floor area of retail ancillary to industry
18.	Service stations	RD	RD	RD	RD	i. Service station standards ii. Minimum mobility car parking
19.	Stand-alone car parking	P	P	P	P	
20.	Trade related retail	P	P	P	P	i. Minimum mobility car parking ii. Minimum vehicle loading
21.	Visitor accommodation	P	D	D	NC	i. Minimum mobility car parking ii. Minimum vehicle loading
22.	Yard based retail	P	P	P	P	i. Minimum mobility car parking
Community activities		a. CEC - North	b. CEC - South	c. SDLF	d. TR	Performance standards

23.	Early childhood education	D	NC	NC	NC	
24.	Community and leisure - small scale	P	P	P	P	i. Minimum mobility car parking
25.	Community and leisure - large scale	P	P	P	P	i. Minimum mobility car parking
26.	Conservation	P	P	P	P	
Y.	Healthcare {Change D16}	P	P	D	D	i. <u>Minimum mobility car parking</u>
27.	Sport and recreation	P	P	P	P	i. Minimum mobility car parking
Residential activities		a. CEC - North	b. CEC - South	c. SDLF	d. TR	Performance standards
28.	All activities in the residential activities category	D	NC	NC	NC	
Industrial activities		a. CEC - North	b. CEC - South	c. SDLF	d. TR	Performance standards
29.	All activities in the industrial activities category	P	P	P	P	i. Minimum mobility car parking ii. Minimum vehicle loading
Major facility activities		a. CEC - North	b. CEC - South	c. SDLF	d. TR	Performance standards
30.	Emergency services	P	P	P	P	i. Minimum mobility car parking
31.	Hospital	RD	NC	NC	NC	
32.	All other activities in the major facility activities category	NC	NC	NC	NC	
Rural activities		a. CEC - North	b. CEC - South	c. SDLF	d. TR	Performance standards
33.	All activities in the rural activities category	NC	NC	NC	NC	

18.3.7 Subdivision Activity Status Table

Subdivision activities		Activity status (all CMU zones)	Performance standards
1.	Subdivision activities	RD	a. Access b. Esplanade reserves and strips c. Firefighting {Change PHS1} d. Service connections e. Shape f. Setback from National Grid (subdivision activities)

18.5.4 Location

18.5.4.5 Location of residential activities

- a. New residential activities or residential buildings must not be located within the **Speights buffer mapped area**.
- b. Activities that contravene this performance standard are restricted discretionary activities. **{Change CMU6}**

18.5.5 Maximum Gross Floor Area

18.5.5.3 Maximum gross floor area of retail ancillary to industry

- a. Retail ancillary to industry must not occupy more than 10% of the gross floor area of the industry activity.
- b. Activities that contravene this performance standard are restricted discretionary activities. **{Change D9}**

18.5.6 Minimum Mobility Car Parking

1. Land use activities must provide on-site 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

2. Car parking must be provided on the same property as the activity except in the Harbourside Edge Zone where parking spaces must be provided within 200m walking distance of the activity, with all parking not on the same property as the activity provided as dedicated off-street parking for the activity through a lease agreement. **{Change CP24}**

3. Residential and office activities (excluding registered health practitioners) undertaken entirely within a scheduled heritage building do not need to provide any additional mobility car parking other than what

is already on site and may remove any car parking that does not meet the performance standard for location of car parking. **{Change D16}**

4. Parking spaces may be shared between land use activities (i.e. the same parking spaces may be used to fulfil the minimum mobility 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. Activities that contravene this performance standard are restricted discretionary activities.

18.6.5 Height

18.6.5.2 Maximum and minimum height

- a. New buildings, new structures, and additions and alterations must comply with the following:

Zone/Centre		1. Minimum height of buildings (above ground level)	2. Minimum number of storeys for buildings (above ground level)	3. Maximum height of buildings and structures (above ground level)	4. Maximum number of storeys for buildings (above ground)
i.	Central Business District Zone (CBD)				
	1. On sites which adjoin George Street	8m	2 storeys	12m	3 storeys
	2. On sites which do not adjoin George Street	8m	2 storeys	16m	4 storeys
ii.	Warehouse Precinct Zone	8m	2 storeys	16m	4 storeys
iii.	Princes, Parry and Harrow Street Zone				
	1. On sites located in the PPH Zone height mapped area (see Figure 18.6.5.2A)	6m	1 storey	20m	—
	2. On sites located outside the PPH Zone height mapped area	6m	1 storey	12m	—
iv.	CBD Edge Commercial North Zone	6m	1 storey	20m	—
v.	CBD Edge Commercial South Zone	6m	1 storey	16m	—
vi.	Smith Street and York Place Zone	8m	2 storeys	12m	3 storeys
vii.	Trade Related and South Dunedin Large Format zones	—	—	16m	—
viii.	Centres	—	—	12m	3 storeys

- ix. Except:

1. Additions to scheduled heritage buildings and character-contributing buildings may exceed the maximum height limit within the Central Business District and centres zones and CBD Edge Mixed Use zones, as long as that addition is:
 1. set back a minimum of 6m from the street frontage façade of the building;

2. set back a minimum of 6m from the façade of the building which adjoins a residential or recreation zoned site; and
 3. a maximum height of 4m above the maximum height of an existing building.
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 or 5m, whichever is the lesser.

X. New buildings and additions and alterations to existing buildings that are not visible from a public place are exempt from the performance standard for minimum height. {Change CMU2}

3. In the **Campus mapped area** north of Albany Street:
 1. The maximum height for new buildings, new structures, and additions and alterations is 12m above ground level at the boundary of the **Campus mapped area** along road frontages, then following a plane rising at an angle of 30 degrees up to a maximum height of 25m.
 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 non-complying activities.

- b. Activities that contravene this performance standard are restricted discretionary activities.

18.6.13 Number, Location and Design of Ancillary Signs

18.6.13.2 Signs attached to buildings

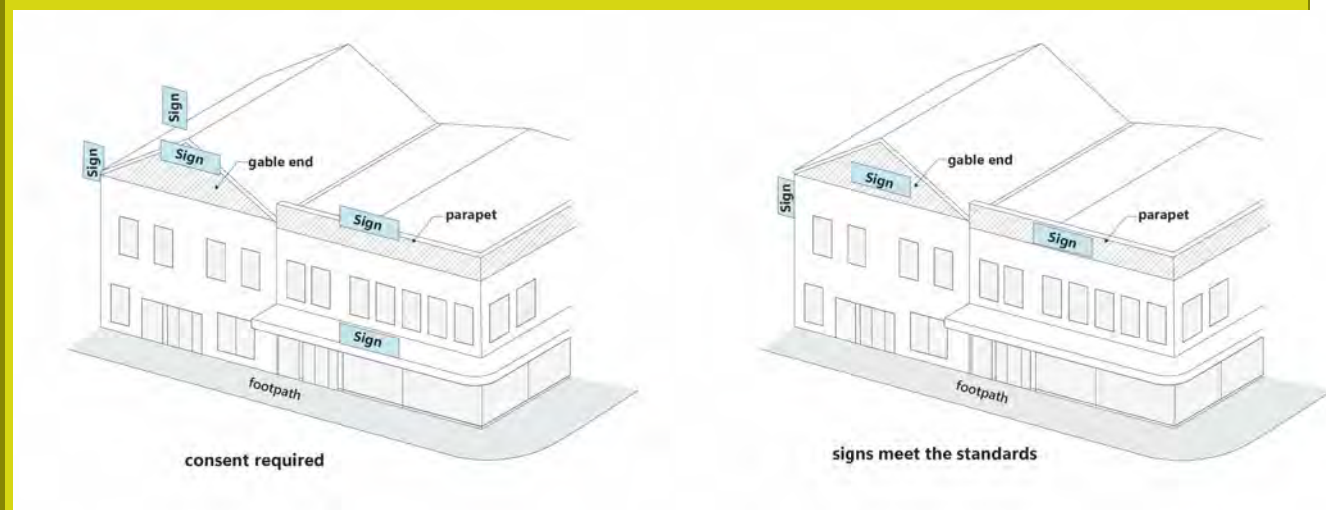
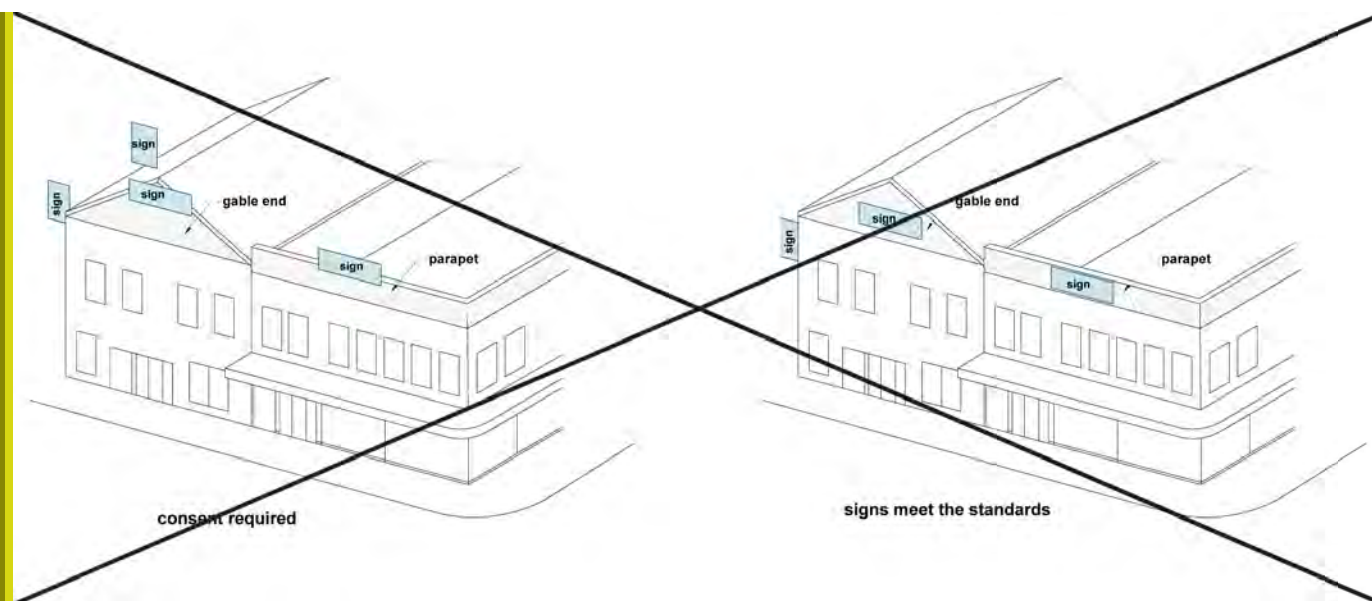
- a. The height above ground level at the highest point of any sign attached to a building is:
 - i. 4m within heritage precincts or the Harbourside Edge Zone or where visible from road reserves adjoining pedestrian street frontage mapped areas (see Figure 18.6.13.6A); and
 - ii. 8m in all other locations.

- b. **Signs must not be attached to roofs or to the top of a verandah. {Change CMU1}**

- c. Signs must not project higher than the lowest point of the roof, or, where mounted against a parapet or gable end, the parapet or gable end they are mounted against.

- d. **Signs must be made of a solid material and may not be in the form of a flag, banner or other type of fabric sign in heritage precincts or the Harbourside Edge Zone or where visible from road reserve adjoining pedestrian street frontage mapped areas. In heritage precincts, the Harbourside Edge Zone, or where visible from road reserve adjoining pedestrian street frontage mapped areas, signs on any building must not be in the form of a flag, banner, or other type of fabric sign. {Change CMU1}**

Figure 18.6.13.2A: Signs attached to buildings {Replace figure – Change CMU1}



{Replace figure – Change CMU1}

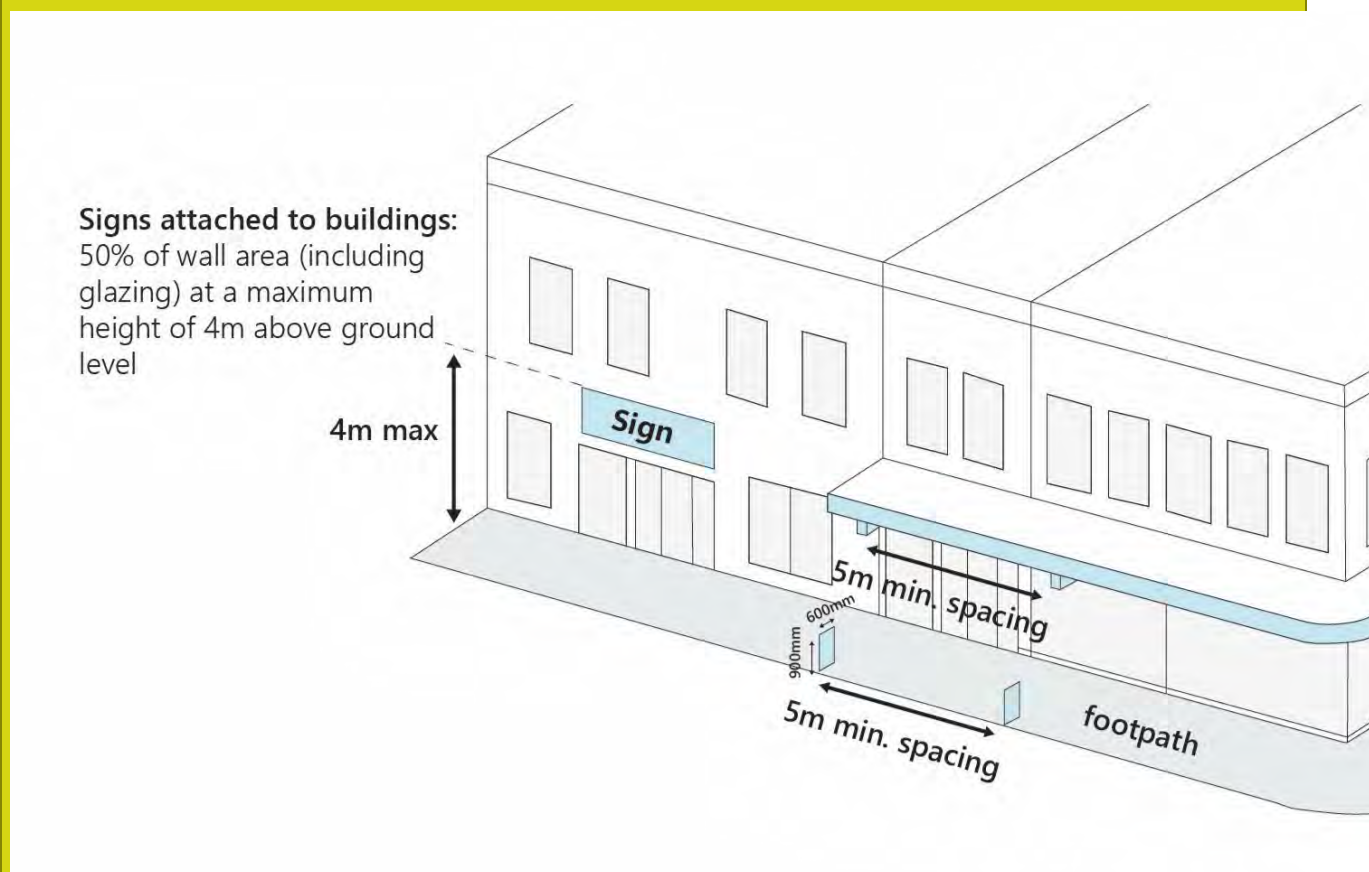
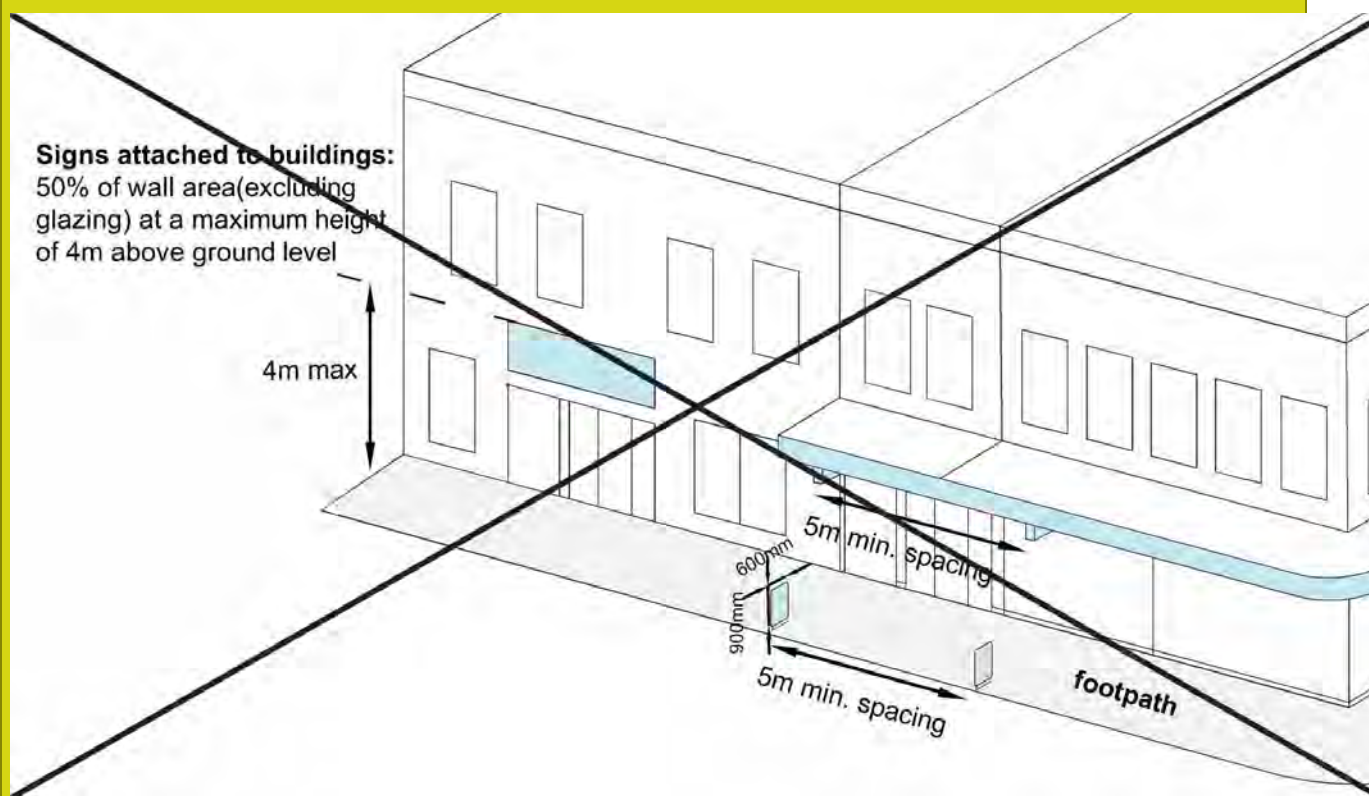
18.6.13.3 Signs attached flat against buildings (including verandah fascia)

- a. The maximum area of a building's street-facing façadewalls facing the street (including walls, windows, and doors) that signs may occupy (excluding signs in windows) is: **{Change CMU1}**
 - i. 50% of the area up to 4m or the bottom of a verandah, whichever is the lesser, in heritage precincts or the Harbourside Edge Zone or where visible from road reserves adjoining pedestrian street frontage mapped areas (see Figure 18.6.13.6A); and
 - ii. 15% or 8m², whichever is the lesser, in all other locations.

X. Signs attached to ground floor glazing must ensure that a minimum of 50% of the glazed area is clear (visually permeable) counted together with any other materials on the glazing that are not clear, such as glass frosting. {Change CMU1}

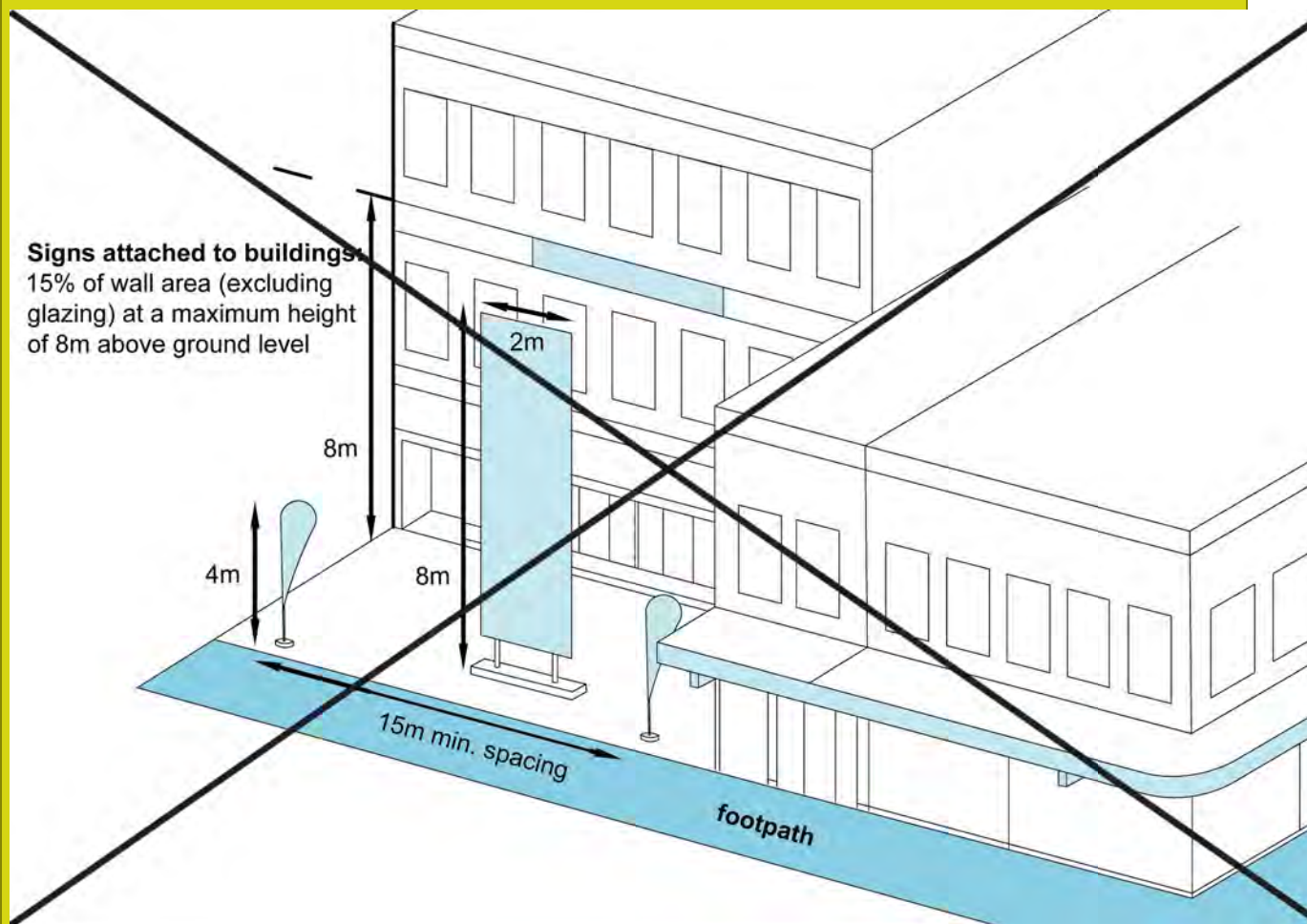
- b. Signs attached to a verandah fascia must not exceed a height of 500mm, or the height of a verandah fascia, whichever is greater.

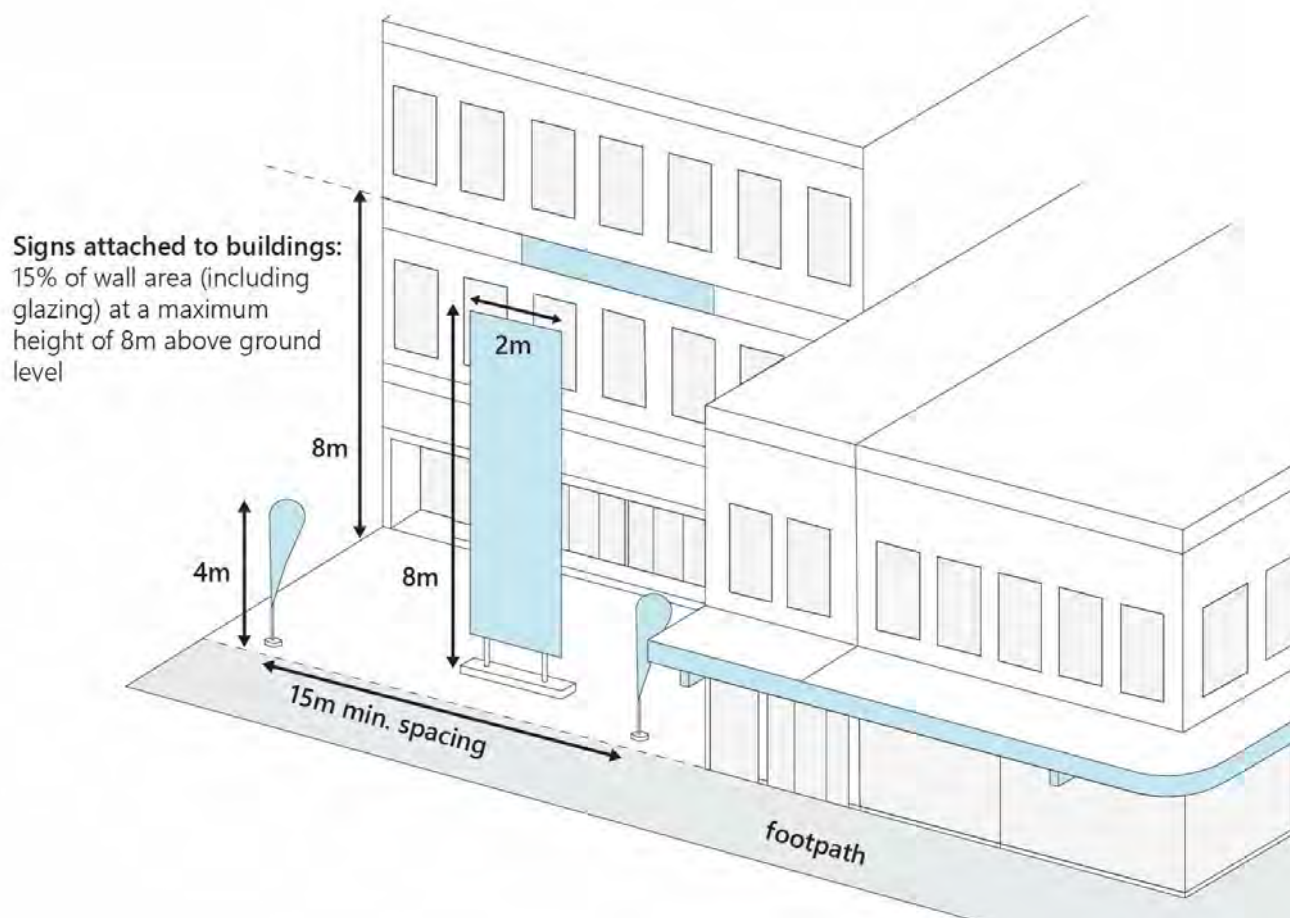
Figure 18.6.13.6A: Signs in pedestrian street frontage mapped areas, heritage precincts and Harbourside Edge Zone **{Replace figure – Change CMU1}**



{Replace figure – Change CMU1}

Figure 18.6.13.6B: Signs in the Trade Related and South Dunedin Large Format zones **{Replace figure – Change CMU1}**





{Replace figure – Change CMU1}

Note 18.6.13A - Other relevant District Plan provisions

1. Commercial advertising is a non-complying land use activity in all zones, except for the 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.
4. Illuminated signs must comply with the standards in Rule 6.7.3.
5. See Section 1.3 for a list of activities not managed by the Plan, including some types of signs. **{Change CMU3}**

18.7.3 Firefighting

18.7.3 Firefighting {Change PHS1}

Subdivision activities must comply with Rule 9.3.3. **{Change PHS1}**

18.7.5 Shape

1. Each resultant site ~~that is intended to be developed~~ must be of a size and shape that:
 - X. ensures all existing development meets the performance standards of the Plan as if it were new, except in relation to pre-existing boundaries; and
 - Y. is large enough to contain a building platform of at least 100m² that meets the requirements in Rule 18.7.5.2 and that enables the performance standards of this Plan to be met, except that this requirement does not apply to resultant sites that contain one or more existing buildings with a gross floor area of 100m² or more, including, but not limited to:
 - a. ~~all setbacks from boundaries, water bodies and scheduled trees;~~
 - b. ~~esplanade reserves or strips;~~
2. ~~The Building platforms required by Rule 18.7.5.1.Y must:~~
 - X. have an area of at least 100m²;
 - Y. have a slope of 12° (1:4.7 or 21%) or less; and must not contain:
 - a. ~~scheduled heritage buildings or scheduled heritage structures; or~~
 - b. ~~not contain right-of-way easements.~~
- X. The performance standards relevant to Rule 18.7.5.1 include, but are not limited to:
 - a. setbacks from boundaries, water bodies, and scheduled trees; and
 - b. esplanade reserves and strips.
3. For unreticulated areas, resultant sites must provide for a wastewater disposal area to be located at least 50m from any water body and Mean High Water Springs.
4. Sites created and used solely for the following purposes are exempt from the shape performance standard:
 - a. ~~scheduled ASBV or QEII covenant;~~
 - X. conservation covenant with the Department of Conservation or a local government agency;
 - Y. protected private land agreement under the Reserves Act 1977;
 - Z. a heritage covenant with Heritage New Zealand Pouhere Taonga;
 - AA. protection of a scheduled heritage site, scheduled heritage building or scheduled heritage structure in Appendix A1.1;
 - b. ~~reserve;~~
 - c. ~~access;~~
 - d. ~~network utility; or~~
 - e. ~~road.~~
5. ~~Subdivision a~~Activities that do not meet contravene this performance standard are restricted discretionary activities. **{Change CP8}**

Note 18.7.5A – Other requirements outside of the District Plan {Change CP8}

1. The discharge of human sewage through on-site wastewater treatment systems is managed by rules in the Regional Plan: Water for Otago. Resource consent may be required from the Otago Regional Council for new systems. The rules in the Regional Plan: Water for Otago should be considered when designing a subdivision in an unreticulated area. {Change CP8}

Rule 18.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

18.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Maximum gross area of centre (Rule 18.5.5.1)	a. Effects on the vibrancy, and economic and social success of the CBD and centres	<i>Relevant objectives and policies:</i> i. Objective 18.2.1 ii. Activities in neighbourhood and rural centres: 1. are not a destination retail activity designed to attract customers from across suburbs, which are more appropriately located in the CBD or other central city commercial and mixed use zones; and 2. do not dominate the centre and reduce the diversity of different activities that are able to establish within the centre (Policy 18.2.1.8).
2.	Maximum gross floor area of dairies	a. Effects on the vibrancy, and economic and social success of the CBD and centres	<i>Relevant objectives and policies:</i> i. Objective 18.2.1 ii. Dairies are of a size that ensures they operate as a convenience store rather than a destination supermarket (Policy 18.2.1.11). <i>Potential circumstances that may support a consent application include:</i> iii. The dairy serves the local neighbourhood and primarily sells day-to-day convenience food, beverage and house consumables, for example milk and bread.
3.	Maximum gross floor area of retail ancillary to industry {Change D9}	a. Effects on the vibrancy, and economic and social success of the CBD and centres b. Effects on ability of other commercial and industrial activities to operate	<i>Relevant objectives and policies:</i> i. Objective 18.2.1 ii. The size of retail ancillary to industry: 1. is clearly subordinate to and part of the operation of the primary industry activity; 2. does not conflict with objectives 2.3.2 and 2.4.3; and 3. does not create adverse effects on other industrial activities, for example from traffic, parking, or reverse sensitivity (Policy 18.2.1.7).
4.	Minimum mobility car parking	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network {Change CP24}	See Rule 6.10

18.9.3 Assessment of land use performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	- Minimum vehicle loading - Service station standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
6.	Location of residential activities {Change CMU6}	a. Reverse-sensitivity effects	<i>Relevant objectives and policies:</i> i. Objective 18.2.2 ii. The potential for reverse sensitivity is avoided or, if avoidance is not practicable, adequately mitigated (Policy 18.2.2.11).

18.9.4 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 18.2.3 ii. Development maintains or enhances streetscape amenity by ensuring: 1. an attractive street interface is maintained through landscaping where buildings are not built to the street frontage (Policy 18.2.3.1.a); and 2. large parking areas which are visible from the street are visually broken up with internal landscaping, which also provides for rainwater absorption (Policy 18.2.3.1.b).

18.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
2. - Boundary treatments and other landscaping - Height in relation to boundary - Setback from boundaries of residential and recreation zoned sites	a. Effects on amenity of sites in adjoining residential or recreation zones	<i>Relevant objectives and policies:</i> i. Objective 18.2.2 ii. Buildings are of a height in relation to boundary and setback from side and rear boundaries that maintains a reasonable level of sunlight access for: 1. current and future residential buildings and their outdoor living spaces in adjoining residential zones; and 2. sites in the Recreation and School zones (Policy 18.2.2.3). iii. Fencing along property boundaries which adjoin residential or school zoned sites are of an adequate height and design to provide screening for the purposes of privacy and security (Policy 18.2.2.1). <i>Potential circumstances that may support a consent application include:</i> iv. Access to sunlight to the outdoor living space(s) and windows of bedrooms and living areas of nearby residential buildings is maintained or any reduction is minor. v. Access to sunlight on surrounding recreation areas is maintained or any reduction is minor. vi. A reasonable level of privacy is maintained for the windows, doors, and decks of any residential and visitor accommodation on surrounding residential zoned sites.
3. Fence height and design	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 18.2.3 ii. Fences visible from public places are designed to maintain or enhance streetscape amenity (Policy 18.2.3.6).
4. Firefighting	a. Effects on health and safety	See Rule 9.5
5. Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5

18.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Height (Rule 18.6.5.2) - maximum and minimum height (except as covered under Rule 18.9.6.9 below)	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 2.4.1 ii. Objective 18.2.3 iii. Buildings and structures maintain or enhance streetscape amenity by ensuring building height reflects the general heights of the block (Policy 18.2.3.11.a). iv. Buildings and additions and alterations as part of the Dunedin Hospital redevelopment maintain or enhance streetscape amenity by ensuring buildings and structures above 20m minimise, as far as practicable, adverse effects of shading and wind on pedestrian amenity (Policy 18.2.3.13.b)
		b. Effects on views across Otago Harbour	<i>Relevant objectives and policies:</i> i. Objective 2.4.3 ii. Objective 18.2.3 iii. Buildings and structures 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, including through the use of quality and contextually appropriate architectural design (Policy 18.2.3.11.b).
7.	Location and screening of outdoor storage	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 18.2.3 ii. Development maintains or enhances streetscape amenity by ensuring service areas and outdoor storage areas associated with industrial or other activities are not visible from ground level of a public place (Policy 18.2.3.1.c).
8.	Minimum glazing and building modulation	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 18.2.3 ii. Development maintains or enhances streetscape amenity by ensuring an architecturally interesting façade through building modulation and use of glazing (Policy 18.2.3.1.d).

18.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
9.	Number, location and design of ancillary signs	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 18.2.3 ii. Ancillary signs convey information about the name, location and nature of the business to passing pedestrians and vehicles while not being oversized or too numerous for that purpose (Policy 18.2.3.7). <i>Potential circumstances that may support a consent application include:</i> iii. An attractive streetscape is maintained. iv. The visual cohesion of the street is not reduced by the increase in size or number of signs. <i>General assessment guidance:</i> v. For signs that do not comply with Rule 18.6.13.1.g (the restriction on signs for restaurants ancillary to trade related retail or food and beverage retail), Council will also consider the effects in terms of policies 18.2.1.17 and 18.2.1.18.
		b. Effects on the safety and efficiency of the transport network	See Rule 6.10
10.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
		b. Effects on the safety of parking and loading areas	
11.	Setback from coast and water bodies (<u>rules 10.3.3.1 – 10.3.3.5</u>) {Change Res13}	a. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.5
		b. Effects on public access	
		c. Risk from natural hazards	See Rule 11.4
12.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6

18.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
13.	Harbourside Edge Zone Standards (18.6.17.1) - height	a. Effects on views across Otago Harbour b. Effects on amenity and character of zone	<i>Relevant objectives and policies:</i> i. Objectives 2.4.1, 18.2.3, Policy 2.4.1.4. ii. Buildings and structures: 1. reflects the general heights of the block; and 2. minimises, as far as practicable, adverse effects on the skyline vista of the city, particularly as viewed from Dunedin's inner hill suburbs across the upper harbour toward Otago Peninsula, including through the use of quality and contextually appropriate design (Policy 18.2.3.11). iii. Buildings and additions and alterations to buildings provide a high level of amenity by being of a design that is coherent, appropriate to the setting and history of the area, and providing a positive relationship to both the street and the harbour (Policy 18.2.3.4.c).
14.	Harbourside Edge Zone Standards (18.6.17.2) - access	a. Effects on amenity and character of zone	<i>Relevant objectives and policies:</i> i. Objectives 2.4.1, 18.2.3 ii. Development in the Harbourside Edge Zone is designed and located to provide a high level of amenity by: 1. requiring public pedestrian access to and along the coast that is attractive, safe, durable, and readily accessible to the public (Policy 18.2.3.5.a); and 2. maintaining viewshafts from Roberts Street and Kitchener Street to and across the Steamer Basin (Policy 18.2.3.5.d).
15.	Harbourside Edge Zone Standards (18.6.17.4) - walkway design	a. Effects on amenity and character of zone	<i>Relevant objectives and policies:</i> i. Objectives 2.4.1, 18.2.3 ii. Development in the Harbourside Edge Zone is designed and located to provide a high level of amenity by requiring public pedestrian access to and along the coast that is attractive, safe, durable, and readily accessible to the public (Policy 18.2.3.5.a).
16.	Setback from designated rail corridor	a. Effects on the safety and efficiency of the transport network	See Rule 6.10.6.

18.9.5 Assessment of subdivision performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Access	a. Effects on accessibility	See Rule 6.10

18.9.5 Assessment of subdivision performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Esplanade reserves and strips	a. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.5
		b. Effects on public access	
3.	Firefighting {Change PHS1}	a. Effects on health and safety	See Rule 9.5
4.	Service connections	a. Effects on efficiency and affordability of infrastructure	See Rule 9.5

18.9.5 Assessment of subdivision performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
5. Shape (see also relevant rows below) {Change CP8}	<i>Relevant objectives and policies:</i> a. Objective 2.4.1 b. ~~The S~~ubdivisions are is designed to ensure any ~~existing or~~ future land use or development of the resultant site is able to meet the performance standards in the zone, ~~provide for a wastewater disposal area away from water bodies where in an unreticulated area, or and, where in a~~ structure plan mapped area, reflects the requirements of the structure plan mapped area performance standards, 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 ~~infrastructure, reserves, access, protection of biodiversity or heritage, or another purpose specified in the shape performance standard for the zone:~~ 1. ~~a scheduled ASBV;~~ 2. ~~a QEII covenant;~~ 3. ~~a reserve;~~ 4. ~~an access;~~ 5. ~~a utility; or~~ 6. ~~a 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. ~~boundary setback;~~ ii. ~~setback from scheduled tree; and~~ iii. ~~setback from water bodies.~~ d. ~~For contravention of the building platform slope part of the shape performance standard (Rule 18.7.5.2), see the matters of discretion and assessment rules in relation to earthworks – large scale (Rule 8A.7.2.1).~~ <i>Conditions that may be imposed include: {Change CP8}</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.	

18.9.5 Assessment of subdivision performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
6. <u>Shape – resultant site size and shape provides for compliance with other performance standards (rules 18.7.5.1 and 18.7.5.2)</u> {Change CP8}	a. <u>Apply the matters of discretion for the performance standard that would be contravened</u>	<u><i>General assessment guidance:</i></u> i. <u>See Rule 18.9 for the assessment guidance relevant to the performance standard that would be contravened.</u>
7. <u>Shape – wastewater disposal area (Rule 18.7.5.3)</u> {Change CP8}	a. <u>Effects on efficiency and affordability of infrastructure (wastewater)</u>	<u>See Rule 9.5</u>

18.9.6 Assessment of restricted discretionary performance standard contraventions in a pedestrian street frontage mapped area, overlay zone, mapped area, heritage precinct, or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Affecting a scheduled heritage building or scheduled heritage structure : • Materials and design	a. Effects on heritage values	See Rule 13.5

18.9.6 Assessment of restricted discretionary performance standard contraventions in a pedestrian street frontage mapped area, overlay zone, mapped area, heritage precinct, or affecting a scheduled item

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	In a hazard overlay zone or swale mapped area: • Hazard exclusion areas (Rule 11.3.1.1) – Swale mapped area (Rural Centre Zone only) • Maximum area of vegetation clearance in the hazard overlay zones (Hazard 1 or 2 (land instability) overlay zones) • Relocatable buildings (Hazard 3 (coastal) Overlay Zone) • Hazardous substances quantity limits and storage requirements	a. Risk from natural hazards	See Rule 11.4
3.	In a heritage precinct: • Boundary setbacks • Building colour • Fence height and design • Materials and design • Height • Number, location and design of ancillary signs	a. Effects on heritage streetscape character	See Rule 13.5

18.9.6 Assessment of restricted discretionary performance standard contraventions in a pedestrian street frontage mapped area, overlay zone, mapped area, heritage precinct, or affecting a scheduled item

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Along or adjacent to a pedestrian street frontage mapped area: • Location of industrial activities	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 18.2.3 ii. Industrial activities avoid or, if avoidance is not practicable, adequately mitigate any adverse effects on streetscape amenity by locating any part of the industrial operation that involves machinery or metal work within a part of a building that does not include any doors or windows that open to a primary pedestrian street frontage mapped area or secondary pedestrian street frontage mapped area (Policy 18.2.3.10).

18.9.6 Assessment of restricted discretionary performance standard contraventions in a pedestrian street frontage mapped area, overlay zone, mapped area, heritage precinct, or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
5. Along or adjacent to a primary pedestrian street frontage mapped area: • Location of activities within pedestrian street frontage mapped areas • Height • Minimum glazing and building modulation • Minimum ground floor to ceiling height • Pedestrian entrances • Setback from road boundaries • Verandahs	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> - Objective 18.2.3 - Buildings along a primary pedestrian street frontage mapped area are located, designed and operated to provide a high level of pedestrian amenity by: - providing a continual frontage of buildings along the street, apart from pedestrian alleyways; - providing a clear and direct visual connection between the street and the building interior; - providing a direct physical connection to the building interior through clearly identified pedestrian entrances on the highest order pedestrian street frontage; - providing shelter for pedestrians on footpaths, in the form of a verandah; - being of a height that maintains existing sunlight access to footpaths and public open spaces; - providing an architecturally interesting façade and human-scale design, through building modulation and consistent alignment of windows; - being designed to have commercial activities at the ground floor, with an adequate ground floor to ceiling height to accommodate these activities; and - providing customer-facing activities on the ground floor (Policy 18.2.3.2). <i>Potential circumstances that may support a consent application include:</i> - The length of the total building frontage that will not meet this standard is short and the context of the building means any effects on streetscape amenity will be no more than minor. - It is proposed to only lease the space for a limited period of time, and the consent will be time-limited. - In neighbourhood centres the setback area between the road boundary and the building is used for outdoor seating for a restaurant. <i>Conditions that may be imposed include:</i> - Time limit on consent. - A condition that prevents the setback area from being used for car parking or outdoor storage.

18.9.6 Assessment of restricted discretionary performance standard contraventions in a pedestrian street frontage mapped area, overlay zone, mapped area, heritage precinct, or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
6. Along or adjacent to a secondary pedestrian street frontage mapped area: • Location of activities within pedestrian street frontage mapped areas • Pedestrian entrances • Minimum glazing and building modulation • Setback from road boundaries • Verandahs	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> - Objective 18.2.3. - Buildings provide a good level of pedestrian amenity by: - providing a regular frontage of buildings along the street, with limited interruptions for vehicle accesses; - providing a clear and direct visual connection between the street and the building interior; - providing an architecturally interesting façade and human-scale design, through building modulation and consistent alignment of windows; and - providing shelter for pedestrians at pedestrian entrances (Policy 18.2.3.3). <i>General assessment guidance:</i> - For applications that propose an alternative site layout for safety reasons, a CPTED analysis should be provided by a suitably qualified expert to support that assessment. <i>Potential circumstances that may support a consent application include:</i> - The design and size of the verandah still allows for the shelter of pedestrians from the weather. - The activities proposed at ground floor have a customer-facing function. - The length of the total building frontage that will not meet this standard is short and the context of the building means any effects on streetscape amenity will be no more than minor. - It is proposed to only lease the space for a limited period of time, and the consent will be time-limited. - For retail activities, a CPTED analysis demonstrates that due to hours of car park use a different site layout is necessary for safety reasons and the layout and site landscaping will still achieve a high standard of amenity and safety for pedestrians and people accessing activities by bicycle. - For food and beverage retail where store layout is constrained due to site size, shape or existing site or building layout, glazing along pedestrian frontages must be reduced for operational reasons, site constraints and layout efficiencies.

18.9.6 Assessment of restricted discretionary performance standard contraventions in a pedestrian street frontage mapped area, overlay zone, mapped area, heritage precinct, or affecting a scheduled item

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
			<i>Conditions that may be imposed include:</i> x. Time limit on consent.
7.	On a primary or secondary pedestrian street frontage mapped area: - Location (network utility activities) (Rule 5.5.2.1) - Maximum volume in pedestrian street frontage mapped areas, heritage precincts and scheduled heritage sites (network utility activities) (Rule 5.5.4)	a. Effects on pedestrian amenity	<i>Relevant objectives and policies:</i> i. Objectives 18.2.3 and 5.2.1 ii. Network utility structures - small scale are of a design, location and scale that maintains a high level of pedestrian amenity in pedestrian street frontage mapped areas (Policy 18.2.3.12).
8.	In a wāhi tūpuna mapped area: - Setback from coast and water bodies - Esplanade reserves and strips	a. Effects on cultural values of Manawhenua	See Rule 14.3

18.9.6 Assessment of restricted discretionary performance standard contraventions in a pedestrian street frontage mapped area, overlay zone, mapped area, heritage precinct, or affecting a scheduled item

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
9.	In the Campus mapped area north of Albany Street: Maximum and minimum height (Rule 18.6.5.2.a.ix.3)	a. Effects on pedestrian amenity	<i>Relevant objectives and policies:</i> i. Objective 18.2.3. ii. Buildings and structures minimise, as far as practicable, adverse effects of shading and wind on pedestrian amenity (Policy 18.2.3.14.b).
		b. Effects on the efficient and effective operation of Campus	<i>Relevant objectives and policies:</i> i. Objective 18.2.3. ii. Height is essential to the efficient and effective operation of campus activity (Policy 18.2.3.14.a). <i>Related strategic directions:</i> iii. Objective 2.3.1, Policy 2.3.1.4.
		c. Effects on views across Otago Harbour	<i>Relevant objectives and policies:</i> i. Objective 18.2.3. ii. Buildings and structures 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 (Policy 18.2.3.14.c).
10.	In the Critical Electricity Distribution Infrastructure Corridor mapped area : Setback from Critical Electricity Distribution Infrastructure (buildings, structures, city-wide activities)	a. Effects on health and safety	See Rule 5.7.
		b. Effects on efficient and effective operation of network utilities	
11.	<u>Setback from a stormwater open watercourse mapped area</u> (rules 10.3.3.W and 10.3.3.X) {Change Res13}	<u>a. Effects on the efficiency and affordability of infrastructure</u>	<u>See Rule 9.5</u>

Rule 18.10 Assessment of Restricted Discretionary Activities

18.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. All ~~H~~high trip generators, which include any activities that generate 250 or more vehicle movements a day: • New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility	See Rule 6.11
2. • Restaurant - drive through (CEC - North, CEC - South, TR, SDLF) • Service stations (CEC - North, CEC - South, TR, SDLF, Centres, PPH)	a. Effects on residential amenity b. Effects on the safety and efficiency of the transport network	<i>Relevant objectives and policies:</i> i. Objective 18.2.2. ii. Significant adverse effects on the amenity of existing residential activities are avoided or mitigated as far as practicable (Policy 18.2.2.4). See Rule 6.11.

18.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
3. Early childhood education (CBD, centres, WP, PPH outside a hazard facility mapped area , SSYP, HE)	a. Reverse sensitivity effects	<i>Relevant objectives and policies:</i> i. Objective 18.2.2 ii. Early childhood education and residential activities in the CBD, centres and CBD edge mixed use zones are located where they will not constrain (have reverse sensitivity effects on) activities which are provided for in the commercial and mixed use zone (Policy 18.2.2.8). <i>Potential circumstances that may support a consent application include:</i> iii. Performance standards for development activities are met. iv. Outdoor play areas of early childhood centres are protected from external noise through acoustic fencing or other building design measures that reduce the noise received in play areas.
	b. Effects on the safety and efficiency of the transport network	See Rule 6.11

18.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
4. - Conference, meeting and function ancillary to visitor accommodation (PPH, SSYP) - Entertainment and exhibition ancillary to visitor accommodation (PPH, SSYP)	a. Effects on the vibrancy, and economic and social success of the CBD and centres	<i>Relevant objectives and policies:</i> i. Objective 18.2.2 ii. The activities are secondary to the visitor accommodation activity (Policy 18.2.2.2.a).
	b. Effects on residential amenity	<i>Relevant objectives and policies:</i> i. Objective 18.2.2 ii. Any adverse effects on the amenity of surrounding residential activities, from noise, anti-social behaviour, or other effects will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 18.2.2.2.b). <i>Potential circumstances that may support a consent application</i> iii. Performance standards for development activities are met. iv. The scale and nature of the activity including the number of people involved in the activity, hours of operation means that effects will be avoided or, if avoidance is not possible, adequately mitigated.
	c. Reverse sensitivity effects	<i>Relevant objectives and policies:</i> i. Objective 18.2.2 ii. The potential for reverse sensitivity will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 18.2.2.2.c).
	d. Effects on the safety and efficiency of the transport network	See Rule 6.11
5. - Visitor accommodation (NEC and NECC) - Community and leisure - large scale (NEC and NECC)	a. Effects on residential amenity	<i>Relevant objectives and policies:</i> i. Objective 18.2.2 ii. Any adverse effects on the amenity of surrounding residential activities are avoided or, if avoidance is not practicable, adequately mitigated (Policy 18.2.2.7). <i>Potential circumstances that may support a consent application include:</i> iii. Communal outdoor living / gathering areas are located or screened from surrounding properties. iv. Performance standards for development activities are met.

18.10.2 Assessment of restricted discretionary land use activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
6.	Hospital (CEC - North)	a. Effects on accessibility	See Rule 6.11
		b. Effects on the safety and efficiency of the transport network	
7.	Food and beverage retail 500m ² or less in gross floor area (HE)	a. Effects on safety and efficiency of the transport network	See Rule 6.11.
		b. Effects on accessibility	See Rule 6.11.
8.	- Bulky goods retail (SDF) - General retail 750m² or greater in gross floor area (SDF)	a. Effects on accessibility	See Rule 6.11.
		b. Effects on the safety and efficiency of the transport network	
9.	General retail 750m ² or greater in gross floor area (SDF)	a. Effects on the vibrancy and viability of the CBD and centres	<i>Relevant objectives and policies:</i> i. Objective 18.2.1. ii. Large format retail in the SDF Zone has no more than minor adverse effects on the vibrancy and viability of the CBD and centres (Policy 18.2.1.19).

18.10.4 Assessment of restricted discretionary subdivision activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	Subdivision activities	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Risk from natural hazards	See Rule 11.5
		c. Effects on health and safety { Change PHS1 }	<u>See Rule 9.6</u>

Rule 18.11 Assessment of Discretionary Activities

18.11.3 Assessment of discretionary land use activities	
Activity	Guidance on the assessment of resource consents
1. Ancillary licensed premises (NEC/NECC)	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 18.2.1 b. Adverse effects on the amenity of adjacent residential activities and the surrounding neighbourhood will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 18.2.2.9). <i>Potential circumstances that may support a consent application:</i> c. The scale and nature of the activity, including hours of operation, and whether the activity has an on and/or off license, is appropriate for a neighbourhood centre and will reduce the potential for any adverse effects.
2. Restaurants (PPH, SSYP, CEC, TR, SDLF)	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 18.2.1 b. The activity is not of a scale or nature that is more appropriate to locate in the CBD, centres, WP or HE because: i. it is unlikely to contribute to the vibrancy and vitality of those zones; and ii. it has specific operational requirements that do not fit with those locations (Policy 18.2.1.17). <i>Potential circumstances that may support a consent application include:</i> c. The restaurant is a take-away only restaurant that requires easily accessible short term parking.
3. • Food and beverage retail (WP and PPH) • Food and beverage retail more than 500m² in gross floor area but no more than 750m² in gross floor area (HE)	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 18.2.1. b. Food and beverage retail in the WP, HE and PPH zones is of a size, and designed in a manner, to cater to people living or working locally or using the area for recreational purposes (Policy 18.2.1.12).
4. Restaurant - drive through (PPH and Centres)	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 18.2.2, 18.2.3. b. Significant adverse effects on the amenity of existing residential activities will be avoided or mitigated as far as practicable (Policy 18.2.2.4). c. The drive-through component of restaurant - drive through will not be visible or accessed from a primary pedestrian street frontage mapped area (Policy 18.2.1.14.b).

18.11.3 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
5. Development associated with discretionary land use activities	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 18.2.3 b. Policies 18.2.3.1 - 18.2.3.7
6. Visitor accommodation (CEC - South)	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 18.2.2 b. The potential for reverse sensitivity will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 18.2.2.10)
7. • Early childhood education (CEC - North) • Residential activities (CEC - North)	<i>Relevant objectives and policies:</i> a. Objective 18.2.2 b. Early childhood education and residential activities are located where their establishment will not constrain (have reverse sensitivity effects on) activities that are provided for in the commercial and mixed use zone (Policy 18.2.2.8). <i>Potential circumstances that may support a consent application include:</i> c. Outdoor play areas of early childhood centres are protected from external noise through acoustic fencing or other building design measures that reduce the noise received in play areas.
8. <u>Healthcare (SDLF and TR) {Change D16}</u>	<i>Relevant objectives and policies:</i> a. <u>Objective 18.2.2</u> b. <u>The potential for reverse sensitivity will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 18.2.2.X).</u>

19.1 Introduction

19.1 Introduction

Industrial activities make an important contribution to the economic well-being of Dunedin. In order to be able to operate effectively, industrial activities have particular requirements including adequate land and access to raw materials and markets. However, these activities can create off-site effects such as noise, smell, and heavy traffic movements that need to be managed under the RMA.

Industrial zoned land is spread throughout the city, including in the following areas:

- Ravensbourne Road;
- State Highway 88;
- Dunedin Wharf (inner city Port);
- Strathallan Street, Portobello Road, Portsmouth Drive;
- Hillside Road;
- Kaikorai Valley Road and Donald Street;
- Burnside Corner;
- Fairfield;
- Abbotsford; and
- Mosgiel.

The inner city Port area, like Port Chalmers, is recognised as an important city gateway. As a key transportation route, the inner city Port is important for both economic and social prosperity. The inner city Port area has been included in the Industrial Port Zone. The intent of the Industrial Port Zone is to specifically recognise and provide for the needs of the inner city Port and its associated activities.

The key resource management issues that are being experienced or are anticipated in industrial zones are:

- Reverse sensitivity due to off-site effects such as noise, odour (managed by Otago Regional Council), heavy traffic movements, and the interaction between industrial activities and adjacent activities also needs to be managed under the RMA. Often the extent of these effects is such that physical separation is required between industrial activities and more sensitive activities.
- Threats to the availability and affordability of industrial land from the encroachment of non industrial activities (particularly retail and residential activities) into industrial zoned land. An example of this is the development of the former industrial zoned land adjoining Andersons Bay Road into large format retail, car yards and other commercial activities. The use of industrial zoned land for retail and residential activities reduces the availability, and increases the value, of industrial zoned land and consequently reduces the potential for industrial activities to be able to successfully operate in these locations. Such encroachment also exacerbates potential reverse sensitivity issues. For this reason, one of the primary focusses of the Industrial Zone is the protection of industrial zoned land for industrial activities.

In response to these issues, the Plan provisions propose to protect the existing clusters of industrial zoning, including areas near the centre city in order to take advantage of economies of scale and connectivity, while identifying new industrial land in strategic locations.

The Plan provides for all industrial activities to occur in the Industrial Zone and Industrial Port Zone, including industry, industrial ancillary tourism, rural contractor and transport depots and rural industry. A range of

activities that are unlikely to create reverse sensitivity issues or compete with industrial activities for land are also provided for in the Industrial Zone. These activities include port, yard based retail, ~~retail ancillary to industry (with maximum gross floor area requirement)~~, and stand-alone car parking activities. Industry is also broadly defined and includes service activity (repairs and maintenance), transport depots, and laboratories.
{Change D9}

Lastly, land that is currently zoned rural but is suitable for future industrial development has been identified and a rule included that will trigger a change from rural to industrial applied to this land.

19.2 Objectives and Policies

Objective 19.2.1	
The industrial zones enable and protect industrial and port activities by:	
a. only providing for a very limited range of specified non-industrial or non-port activities; and	
b. ensuring the potential for reverse sensitivity is insignificant.	
Policy 19.2.1.1	Provide for industrial and port activities, ~~and retail ancillary to industry~~ in the industrial zones. {Change D9}
Policy 19.2.1.2	Enable farming and grazing in the Dukes Road North mapped area .
Policy 19.2.1.3	Avoid the establishment of non-industrial or non-port activities, other than those expressly provided for in the industrial zones, unless they would have significant positive effects on the successful operation of surrounding industrial or port activities.
Policy 19.2.1.4	Provide for yard based retail, service stations and emergency services to locate in the industrial zones in recognition that: a. these activities often require a built form that cannot meet the requirements within the CBD and centres; b. they are unlikely to be incompatible with industrial or port activities due to reverse sensitivity; and c. they are unlikely to be significant competing uses of land in an Industrial and Industrial Port zoned area.
Policy 19.2.1.5 {Change D9}	Only allow retail ancillary to industry where it is of a size that: a. ~~is clearly subordinate to and part of the operation of the primary industry activity; and~~ b. ~~does not conflict with objectives 2.3.1, 2.3.2 and 2.4.3; and~~ c. ~~does not create adverse effects on other industrial activities, for example from traffic, parking or reverse sensitivity.~~
Policy 19.2.1.6	Only allow restaurants and ancillary licensed premises which are designed and operated to service the workers engaged in or associated with industrial or port activities in the area, and are unlikely to attract significant patronage outside of this purpose.
Policy 19.2.1.7	Only allow community and leisure, and sport and recreation, to locate in the industrial zones where these activities have specific operational requirements that mean it is not practical to locate in a recreation, residential or commercial and mixed use zone.
Policy 19.2.1.8	Provide for crematoriums to locate in the industrial zones due to the high degree of cultural and social sensitivity to their operation, and the lack of residential activity in these zones.

Objective 19.2.1

The industrial zones enable and protect industrial and port activities by:

- only providing for a very limited range of specified non-industrial or non-port activities; and
- ensuring the potential for reverse sensitivity is insignificant.

Policy 19.2.1.9	Avoid retail activity (excluding retail ancillary to industry and yard based retail activities) due to its high potential to be a significant competing use of land primarily zoned for industrial or port uses, unless it would have significant positive effects on the successful operation of surrounding industrial or port activities. {Change D9}

Policy 19.2.1.10	Only allow industrial ancillary tourism and activities other than industrial activities in the industrial zones where the potential for reverse sensitivity is insignificant.

19.3.1 Rule Location

The activity status tables in rules 19.3.3 to 19.3.6 specify the activity status of land use activities, development activities, and subdivision activities in the industrial zones and relevant overlay zones, except rules for the following city-wide activities, which are contained in Part B of the Plan:

- Public Amenities (Section 3)
- Temporary Activities (Section 4) - note that this section includes provisions that apply to construction and site investigation **{Change Earth1}**
- Network Utilities (Section 5)
- Transportation (Section 6)
- Scheduled Trees (Section 7)
- Natural Hazard Mitigation Activities (Section 8)
- Earthworks (Section 8A)

19.3.3 Land Use Activity Status Table

1.	Performance standards that apply to all land use activities	a. Acoustic insulation b. Light spill c. Noise d. Setback from National Grid (National Grid sensitive activities only)	
<u>All land use activities</u>		<u>Activity status</u>	<u>Performance standards</u>
X.	<u>High trip generators:</u> <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded</u> {Change CP1}	<u>RD</u>	
Industrial activities		Activity status	Performance standards
		a. Ind	b. IndPort

2.	Industrial ancillary tourism	RD	RD	i. Minimum mobility car parking ii. Minimum vehicle loading
3.	All other activities in the Industrial activities category	P	P	i. Minimum mobility car parking ii. Minimum vehicle loading
Major facility activities		a. Ind	b. IndPort	Performance standards
4.	Crematoriums outside a hazard facility mapped area	RD	RD	i. Minimum mobility car parking
5.	Crematoriums within a hazard facility mapped area	NC	NC	
6.	Emergency services outside a hazard facility mapped area	P	P	i. Minimum mobility car parking
7.	Emergency services within a hazard facility mapped area	NC	NC	
8.	Port	P	P	
9.	All other activities in the major facility activities category	NC	NC	
Commercial activities		a. Ind	b. IndPort	Performance standards
10.	Ancillary licensed premises	RD	RD	
11.	Yard based retail	P	P	i. Minimum mobility car parking
12.	Retail ancillary to industry {Change D9}	P	P	i. Maximum gross floor area ii. Minimum mobility car parking
13.	Service stations other than self-service fuel stations	RD	RD	i. Service station standards ii. Minimum mobility car parking
14.	Self-service fuel stations	P	P	i. Service station standards ii. Minimum mobility car parking
15.	Restaurants	P	P	i. Hours of operation ii. Maximum gross floor area iii. Minimum mobility car parking
16.	Stand-alone car parking	P	P	
17.	Commercial advertising	NC	NC	
18.	All other activities in the commercial activities category	NC	NC	
Community activities		a. Ind	b. IndPort	Performance standards
19.	Community and leisure	NC	NC	

20.	Sport and recreation	RD	RD	
21.	Conservation	P	P	
22.	Early childhood education	NC	NC	
Y.	Healthcare {Change D16}	NC	NC	
Rural activities		a. Ind	b. IndPort	Performance standards
23.	Farming in Dukes Road North mapped area	P	N/A	
24.	Farming in all other areas	NC	NC	
25.	Grazing in Dukes Road North mapped area	P	N/A	
26.	All other activities in the rural activities category	NC	NC	
Residential activities		a. Ind	b. IndPort	Performance standards
27.	All activities in the residential activities category	NC	NC	

19.3.5 Subdivision Activity Status Table

Subdivision activities		Activity status		Performance standards
		a. Ind	b. IndPort	
1.	Subdivision activities	RD	RD	i. Access ii. Esplanade reserves and strips iii. Firefighting {Change PHS1} iv. Service connections v. Shape vi. Setback from National Grid (subdivision activities)

19.5.5 Maximum Gross Floor Area

1. The gross floor area used for retail ancillary to industry activity must not exceed 10% of the gross floor area of the premises. **{Change D9}**
2. The maximum gross floor area for restaurants is 50m².
3. Any retail ancillary to industry activity that contravenes the performance standard for maximum gross floor area is a non-complying activity. **{Change D9}**
4. Any restaurants Activities that contravene the this performance standard for maximum gross floor area are a restricted discretionary activities. **{Change D9}**

19.7.3 Firefighting

19.7.3 Firefighting **{Change PHS1}**

Subdivision activities must comply with Rule 9.3.3. **{Change PHS1}**

19.7.5 Shape

1. Each resultant site must be of a size and shape that:
 - X. ensures all existing development meets the performance standards of the Plan as if it were new, except in relation to pre-existing boundaries; and
 - Y. is large enough to contain a building platform that meets the requirements in Rule 19.7.5.2 and that enables ensure the following performance standards of this Plan to can be met:
 - a. setbacks from boundaries, water bodies, scheduled trees; and
 - b. esplanade reserves or strips.
2. The Bbuilding platforms required by Rule 19.7.5.1.Y must:
 - X. have a slope of 12° (1:4.7 or 21%) or less; and must:
 - a. not contain scheduled heritage buildings or scheduled heritage structures; or
 - b. not contain right-of-way easements.
- Z. The performance standards relevant to Rule 19.7.5.1 include, but are not limited to:
 - a. setbacks from boundaries, water bodies, and scheduled trees; and
 - b. esplanade reserves and strips.
3. For unreticulated areas, resultant sites must provide for a wastewater disposal area to be located at least 50m from any water body and mean high water springs.
4. Sites created and used solely for the following purposes are exempt from the shape performance standard:
 - a. scheduled ASBV or QEII covenant;
 - X. conservation covenant with the Department of Conservation or a local government agency;
 - Y. protected private land agreement under the Reserves Act 1977;
 - Z. a heritage covenant with Heritage New Zealand Pouhere Taonga;
 - AA. protection of a scheduled heritage site, scheduled heritage building or scheduled heritage structure in Appendix A1.1;
 - b. reserve;
 - c. access;

- d. network utility; or
- e. road.

5. ~~Subdivision a~~Activities that do not meet contravene this performance standard are restricted discretionary activities. **{Change CP8}**

Note 19.7.5A – Other requirements outside of the District Plan {Change CP8}

1. The discharge of human sewage through on-site wastewater treatment systems is managed by rules in the Regional Plan: Water for Otago. Resource consent may be required from the Otago Regional Council for new systems. The rules in the Regional Plan: Water for Otago should be considered when designing a subdivision in an unreticulated area. **{Change CP8}**

Rule 19.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

19.9.3 Assessment of land use performance standards

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. - Hours of operation - Maximum gross floor area (restaurants)	a. Reverse sensitivity effects	<i>Relevant objectives and policies:</i> i. Objective 19.2.1 ii. The restaurant is designed and operated to service workers engaged in or associated with industrial activities in the area, and is unlikely to attract significant patronage outside of this purpose (Policy 19.2.1.6).
2. - Minimum vehicle loading - Service station standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
3. Minimum mobility car parking	a. ~~Effects on the safety and efficiency of the transport network~~ {Change CP24} b. Effects on accessibility	See Rule 6.10

19.9.4 Assessment of development performance standards

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Boundary setbacks (boundaries adjoining residential, school or recreation zoned sites)	a. Effects on the character and amenity of sensitive surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 19.2.2 ii. Buildings are set back an adequate distance from boundaries which adjoin residential, school or recreation zoned sites to maintain adequate sunlight access to these sites (Policy 19.2.2.1). <i>Potential circumstances that may support a consent application include:</i> iii. The topography of the area means adequate sunlight access will be maintained to the adjacent sites. iv. The affected part of the adjacent site is not utilised by, and will not be used in the future for, a sensitive use.

19.9.4 Assessment of development performance standards

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Boundary treatments (fencing)	a. Effects on the character and amenity of sensitive surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 19.2.2 ii. Fencing along boundaries that adjoin residential sites in the residential zones or sites in the Schools Zone is of an adequate height and design so that it provides screening and security (Policy 19.2.2.3).
3.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5

19.9.4 Assessment of development performance standards

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Height	a. Effects on views across Otago Harbour	<i>Relevant objectives and policies:</i> i. Objective 2.4.1, Policy 2.4.1.4 ii. Objective 19.2.2 iii. Buildings and structures are of a height that avoids or minimises, as far as practicable, significant adverse effects on views from the central city and Dunedin's inner hill suburbs, across the upper harbour toward the Otago Peninsula (Policy 19.2.2.5.a). <i>Potential circumstances that may support a consent application include:</i> iv. Adverse effects are adequately mitigated by: 1. natural landforms and features (e.g. cliffs, tall trees on adjacent reserves) that provide a backdrop to the building; 2. the topography of the site; 3. building design; or 4. other neighbouring buildings.
		b. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 19.2.2 ii. Buildings and structures are of a height that avoids or, if avoidance is not practicable, ensures adverse effects from shading and wind tunnelling effects on school, residential, and recreation zoned sites are no more than minor (Policy 19.2.2.5.b).
		c. Reverse sensitivity effects	<i>Relevant objectives and policies:</i> i. Objective 19.2.2 ii. The height is essential to the operation of the industry activity; and the visual effects of the height limit exceedance have been minimised as far as practicable. (Policy 19.2.2.6).
		d. Effects on health and safety	See Rule 9.5

19.9.4 Assessment of development performance standards

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
5.	Number, location and design of ancillary signs	a. Effects on character and streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 19.2.2 ii. Signs are of an appropriate size and number to convey information about the name, location and nature of the business to passing vehicles or pedestrians, and are not oversized or too numerous for that purpose (Policy 19.2.2.7). <i>Potential circumstances that may support a consent application include:</i> iii. Signs will not be visible from outside the zone.
		b. Effects on the safety and efficiency of the transport network	See Rule 6.10
6.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
7.	Location of outdoor storage	a. Effects on amenity of surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 19.2.2 ii. Materials stored outside, including those which may become airborne due to wind, are stored in way that prevents materials escaping and contaminating any off-site area (Policy 19.2.2.4).
8.	Setback from coast and water bodies (rules 10.3.3.1 – 10.3.3.5) {Change Res13}	a. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.5
		b. Effects on public access	See Rule 10.5
		c. Risk from natural hazards	See Rule 11.4
9.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6
10.	Setback from designated rail corridor	a. Effects on the safety and efficiency of the transport network	See Rule 6.10.6

19.9.5 Assessment of subdivision performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Access	a. Effects on accessibility	See Rule 6.10
2.	Esplanade reserves and strips	a. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.5
		b. Effects on public access	
3.	Firefighting {Change PHS1}	a. Effects on health and safety	See Rule 9.5
4.	Service connections	a. Effects on efficiency and affordability of infrastructure	See Rule 9.5

19.9.5 Assessment of subdivision performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
5. Shape (see also relevant rows below) {Change CP8}	<i>Relevant objectives and policies:</i> a. Objective 2.4.1 b. ~~The S~~ubdivisions are ~~is~~ designed to ensure any ~~existing or~~ future land use or development is able to meet the performance standards in the zone, ~~provide for a wastewater disposal area away from water bodies where in an unreticulated area, or and~~ where in a structure plan mapped area, reflects the requirements of the structure plan mapped area performance standards, unless: - 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 - the resultant site is required for ~~infrastructure, reserves, access, protection of biodiversity or heritage, or another purpose specified in the shape~~ performance standard for the zone: - scheduled ASBV; QEII covenant; or - reserve; or - access; or - utility; or - 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:~~ - boundary setbacks; - setbacks from water bodies; and - setback from scheduled trees. d. ~~For contravention of the building platform slope part of the shape performance standard (Rule 19.7.5.2), see the matters of discretion and assessment rules in relation to earthworks - large scale (Rule 8A.7.2.1).~~ {Change CP8} <i>Conditions that may be imposed include:</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.	

19.9.5 Assessment of subdivision performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
6. <u>Shape – resultant site size and shape provides for compliance with other performance standards (rules 19.7.5.1 and 19.7.5.2)</u> {Change CP8}	a. <u>Apply the matters of discretion for the performance standard that would be contravened</u>	<u><i>General assessment guidance:</i></u> i. <u>See Rule 19.9 for the assessment guidance relevant to the performance standard that would be contravened.</u>
7. <u>Shape – wastewater disposal area (Rule 19.7.5.3)</u> {Change CP8}	a. <u>Effects on efficiency and affordability of infrastructure (wastewater)</u>	<u>See Rule 9.5</u>

19.9.6 Assessment of performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents

1. In an amenity route mapped area: • Boundary setbacks • Boundary treatments - landscaping	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 19.2.2 ii. Development along an amenity route mapped area provides a high level of streetscape amenity by: 1. providing landscaping of a height and density adequate to maintain or enhance the amenity of the route and to mitigate the visual impact of industrial activities and development; and 2. setting back buildings an adequate distance to allow this landscaping (Policy 19.2.2.2). <i>Potential circumstances that may support a consent application include:</i> iii. There are positive effects on streetscape amenity from better building or site design outcomes achieved through not meeting the performance standard. These include the use of building treatments such as murals, green walls, or activation treatments. iv. The alternative boundary treatment proposed is necessary to address traffic safety issues that could arise if the standard was complied with, and is necessary to achieve Objective 6.2.3. v. The alternative boundary treatment is necessary to allow for the redevelopment of, or additions and alterations to, existing buildings.
2. In a hazard overlay zone: • Maximum area of vegetation clearance in the hazard overlay zones (Hazard 1 or 2 (land instability) overlay zones) • Relocatable buildings (Hazard 3 (coastal) Overlay Zone) • Hazardous substances quantity limits and storage requirements	a. Risk from natural hazards	See Rule 11.4

19.9.6 Assessment of performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
3. Affecting a scheduled heritage building or scheduled heritage structure : Materials and design	a. Effects on heritage values	See Rule 13.5
4. In the Taieri Aerodrome flight fan mapped area : Maximum height (Rule 19.6.4.2.a.vii)	a. Effects on health and safety	See Rule 9.5
5. In a wāhi tūpuna mapped area : - Setback from coast and water bodies - Esplanade reserves and strips	a. Effects on cultural values of Manawhenua	See Rule 14.3
6. In an urban biodiversity mapped area : Vegetation clearance standards: Maximum area of vegetation clearance (UBMA)	a. Effects on biodiversity values	See Rule 10.5

19.9.6 Assessment of performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
7.	In the Critical Electricity Distribution Infrastructure Corridor mapped area : • Setback from Critical Electricity Distribution Infrastructure (buildings, structures, city-wide activities)	a. Effects on health and safety	See Rule 5.7
		b. Effects on efficient and effective operation of network utilities	
8.	<u>Setback from a stormwater open watercourse mapped area</u> (rules 10.3.3.W and 10.3.3.X) {Change Res13}	<u>a. Effects on the efficiency and affordability of infrastructure</u>	<u>See Rule 9.5</u>

Rule 19.10 Assessment of Restricted Discretionary Activities

19.10.3 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. All ~~H~~ high trip generators, which include any activities that generate 250 or more vehicle movements a day: • <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded</u> {Change CP1}	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network	See Rule 6.11
2. Service stations (except self-service fuel stations)	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
3. Crematoriums outside a hazard facility mapped area	a. Effects on cultural values of Manawhenua	See Rule 14.4
	b. Reverse sensitivity effects	<i>Relevant objectives and policies:</i> i. Objective 19.2.1 ii. The potential for reverse sensitivity is insignificant (Policy 19.2.1.10).
	c. Effects on amenity of surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 19.2.2 ii. Crematoriums are located to avoid or minimise, as far as practicable, significant adverse effects on the amenity of surrounding residential, school and recreation zoned sites (Policy 19.2.2.8).

19.10.3 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
4. • Sport and recreation • Industrial ancillary tourism	a. Reverse sensitivity effects	<i>Relevant objectives and policies:</i> i. Objective 19.2.1 ii. The potential for reverse sensitivity is insignificant (Policy 19.2.1.10). iii. Sport and recreation activities have specific operational requirements when located in the industrial zones that mean it is not practical to locate in a recreation, residential or commercial and mixed use zone (Policy 19.2.1.7). <i>Potential circumstances that may support a consent application include:</i> iv. The scale of the activity is such that it will not result in a more than minor long term loss of land for industrial or port activities within a particular area, either on its own, or cumulatively with other non-industrial or port activities in that area. v. The number of people involved in the activity, hours of operation, and noise is such that the activity will not have significant adverse effects on the amenity of surrounding residential, school and recreation zones.
5. Ancillary licensed premises	a. Reverse sensitivity effects	<i>Relevant objectives and policies:</i> i. Objective 19.2.1 ii. Ancillary licensed premises are designed and operated to service the workers engaged in or associated with industrial or port activities in the area, and are unlikely to attract significant patronage outside of this purpose (Policy 19.2.1.6). iii. The potential for reverse sensitivity is insignificant (Policy 19.2.1.10). <i>Potential circumstances that may support a consent application include:</i> iv. The number of people involved in the activity, hours of operation and noise is such that the activity will not have significant adverse effects on the amenity of surrounding residential, school and recreation zones.

19.10.5 Assessment of restricted discretionary subdivision activities

Activity	Matters of discretion	Guidance on the assessment of resource consents

1.	Subdivision activities	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Effects on efficiency and affordability of infrastructure	See Rule 9.6
		<u>X. Effects of stormwater from future development</u> {Change CP4}	
		c. Risk from natural hazards	See Rule 11.5
		<u>Y. Effects on health and safety</u> {Change PHS1}	See Rule 9.6

Rule 19.12 Assessment of Non-complying Activities

19.12.2 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
1. All non-complying land use activities, including but not limited to the activities listed below	<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 Objective 2.3.1. b. Objective 2.3.2 and Policy 2.3.2.2. c. Objective 2.4.3 and Policy 2.4.3.4. d. The activity supports the purpose of the zone as outlined in (objectives 2.3.1 and 19.2.1). e. The activity would have significant positive effects on the successful operation of surrounding industrial or port activities (Policy 19.2.1.3). f. The potential for reverse sensitivity is insignificant (Policy 19.2.1.10). <i>General assessment guidance:</i> 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; 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. h. 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, and that otherwise require resource consent, the assessment guidance provided in relation to the underlying activity status will also be considered. <i>Conditions that may be imposed include:</i> i. A requirement for noise sensitive activity establishing in an industrial zone to comply with the acoustic insulation requirements in Rule 9.3.1. <i>Relevant guidance from other sections (priority considerations):</i> j. See Section 6.13 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. k. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety. l. 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.

19.12.2 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
2. Commercial advertising	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.4.1 b. Policy 2.4.1.6.c
3. Community and leisure	<i>Relevant objectives and policies (priority considerations):</i> a. The activity has specific operational requirements that mean it is not practical to locate in a recreation, residential or commercial and mixed use zone (Policy 19.2.1.7). b. The potential for reverse sensitivity is insignificant (Policy 19.2.1.10).
4. • Cemeteries • 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.
5. Retail (excluding retail ancillary to industry and yard based retail) {Change D9}	<i>Relevant objectives and policies (priority considerations):</i> a. Retail activity (excluding retail ancillary to industry and yard based retail activities) is avoided due to its high potential to be a significant competing use of land primarily zoned for industrial or port uses, unless it has significant positive effects on the successful operation of surrounding industrial or port activities (Policy 19.2.1.9). {Change D9}
6. In the hazard 1 (flood) overlay zones (see Rule 19.3.6): • Natural hazards potentially sensitive activities • Natural hazards sensitive activities	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 11.7 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and the effects related to the risk from natural hazards.
7. In a hazard facility mapped area , bulk fuel storage facilities sensitive activities	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and Policy 9.2.2.13 and the risks to people from an emergency event occurring at a hazard facility.

19.12.4 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 5 dB 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 9.8 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.	• Setback from National Grid (buildings, structures, city-wide activities, and National Grid sensitive activities) (Rule 5.6.1.1) • Setback from National Grid (subdivision activities) (Rule 19.7.6)	<i>Relevant guidance from other sections:</i> a. See Section 5.10 for guidance on the assessment of resource consents in relation to Objective 5.2.X and effects related to the operation, maintenance, upgrading and development of the National Grid.
3.	Hazard exclusion areas	<i>Relevant guidance from other sections (priority considerations):</i> a. 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.
4.	Maximum gross floor area (retail ancillary to industry) {Change D9}	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 2.3.1 and 19.2.1 b. Retail ancillary to industry is of a size that is clearly subordinate to and part of the operation of the primary industry activity; and does not conflict with objectives 2.3.1, 2.3.2 and 2.4.3; and does not create adverse effects on other industrial activities, for example from traffic, parking or reverse sensitivity (Policy 19.2.1.5).

20.1 Introduction

20.1 Introduction

Public reserve and recreational areas are interspersed among other environments within the city. The protection and provision of these areas and facilities is important for the health and well-being of the community and to contribute to amenity values.

- Activities and developments in recreation areas can have adverse effects on the surrounding environment. For example, large scale buildings and structures, parking and traffic effects, and nuisance-related effects such as noise or glare from lighting can impact on the amenity of surrounding residential properties.
- Many recreation areas provide important green space for the city. Limiting the types and scale of activities and development that occurs on them is necessary to ensure that they are available for a range of uses (including casual public use), and that green space is not consumed by inappropriate activities or development.
- Commercial food, beverage, and retail activities provided in association with recreation facilities could threaten the vitality of centres if provided in a way or at a scale that would compete with activities in the centres. Such activities occurring outside of a commercial centre also have the potential to impact on neighbours.

The areas covered by the zone are primarily sports fields, large urban bush reserves, and coastal reserves.

Other recreation areas not incorporated in this zone are:

- Small pocket parks, such as neighbourhood playgrounds, and small reserve areas in a commercial centre or the inner city, which retain the zoning of the surrounding environment.
- Areas that are managed as major facility zones, including, but not limited to, Moana Pool, Dunedin Botanic Garden, Edgar Centre, Otago Museum, or Stadium.
- Open space and recreation areas in the rural environment, which are generally zoned the same as the surrounding environment (i.e. rural zones). These areas are primarily used for conservation, protection of biodiversity and landscapes, and to provide for walking and biking recreation tracks.
{Change CP11}

20.2 Objectives and Policies

Objective 20.2.2

Land use, development and subdivision activities: support the efficient and effective operation of the recreation area; maintain a high standard of on-site amenity for users of the recreation area; and maintain or enhance neighbourhood amenity and the amenity of any surrounding residential properties.

Policy 20.2.2.1	Require development to maintain or enhance on-site amenity for recreation area users, neighbourhood amenity, and the amenity of any surrounding residential properties by ensuring: a. there are adequate areas free from buildings or hard surfacing; b. the height, boundary setbacks, height in relation to boundary, and scale of buildings and structures is appropriate to the recreation area and in keeping with the scale of buildings in surrounding residential environments; c. service areas for campgrounds or restaurants ancillary to sport and recreation are not visible from ground level from outside the site; d. communal outdoor gathering areas are designed and located to avoid overlooking and disturbing surrounding residential properties; e. parking areas are designed or located to minimise, as far as practicable, light spill from vehicles using the parking area on surrounding residential properties; and f. outdoor storage is managed in a way that does not result in unreasonable visual amenity effects or nuisance effects.
Policy 20.2.2.2	Require boundary fences to be of a height and design that contributes positively to streetscape amenity and character of the neighbourhood and recreation area.
Policy 20.2.2.3	Require ancillary signs to be located and designed to maintain on-site amenity, and surrounding streetscape and residential amenity by: a. being of an appropriate size, design, and number to convey information about the name and nature of the club, organisation, or reserve, and not oversized or too numerous than what is necessary for that purpose; and b. limiting commercial sponsorship signs ancillary to sport and recreation to be temporary or enclosed within the site.
Policy 20.2.2.4	Require forestry and shelterbelts and small woodlots to be set back an adequate distance to avoid significant effects from shading on residential buildings on adjacent properties.
Policy 20.2.2.5	Require retail and restaurants ancillary to sport and recreation, and ancillary licensed premises, to operate in a way (including hours of operation) that avoids or, if avoidance is not practicable, adequately mitigates, noise or other adverse effects on the amenity of surrounding residential properties.
Policy 20.2.2.6	Only allow sport and recreation that involves motor vehicles, where there will be no, or only minimal, adverse effects on: a. any surrounding residential properties; and b. other recreation area users.
Policy 20.2.2.7	Only allow campgrounds where any adverse effects, including from noise, dust or loss of privacy, on surrounding residential properties and other recreation area users, will be avoided or, if avoidance is not practicable, are adequately mitigated.

Objective 20.2.2

Land use, development and subdivision activities: support the efficient and effective operation of the recreation area; maintain a high standard of on-site amenity for users of the recreation area; and maintain or enhance neighbourhood amenity and the amenity of any surrounding residential properties.

Policy 20.2.2.8	Only allow cemeteries, where they are designed and located: a. to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the amenity of surrounding residential properties; and b. to minimise, as far as practicable, the potential for reverse sensitivity.
Policy 20.2.2.9	Only allow mining where: a. there is a reasonable certainty that land will be restored or rehabilitated to a standard that will minimise, as far as practicable, the long term visual effects; and b. any adverse effects, including from noise or dust, on surrounding residential properties or other recreation area users will be avoided or, if avoidance is not practicable, adequately mitigated.
Policy 20.2.2.10	Only allow new buildings or additions and alterations to buildings that will result in gross floor area greater than 350m ² and / or have any wall longer than 20m, where any adverse effects on on-site amenity, surrounding properties, and neighbourhood amenity, will be avoided or, if avoidance is not practicable, adequately mitigated.
Policy 20.2.2.11	Only allow subdivision activities where the subdivision does not adversely affect the efficient and effective operation of the recreation area.
Policy 20.2.2.12	Only allow early childhood education, <u>healthcare</u> or conference, meeting and function where they are designed, located, and operated to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on: a. the amenity of surrounding residential properties; and b. other recreation area users. {Change D16}
Policy 20.2.2.13	Only allow stand-alone car parking where it is the secondary use of a car parking area required for an activity provided for in the recreation area, at times when that parking is not needed for that activity or otherwise needed to facilitate public use of the recreation area.

20.3.1 Rule Location

The activity status tables in rules 20.3.3 to 20.3.6 specify the activity status of land use activities, development activities, and subdivision activities in the Recreation Zone and relevant overlay zones, except rules for the following city-wide activities, which are contained in Part B of the Plan:

- Public Amenities (Section 3)
- Temporary Activities (Section 4) - note that this section includes provisions that apply to construction and site investigation **{Change Earth1}**
- Network Utilities (Section 5)
- Transportation (Section 6)
- Scheduled Trees (Section 7)
- Natural Hazard Mitigation Activities (Section 8)
- Earthworks (Section 8A)

20.3.2 Activity Status Introduction

Legend

Acronym	Meaning
+	Additional provisions apply (assessment criteria for activities in the overlay need to be viewed)
N/A	Not Applicable
P	Permitted Activity
C	Controlled Activity
RD	Restricted Discretionary Activity
D	Discretionary Activity
NC	Non-complying Activity
Pr {Change Rec2}	<u>Prohibited Activity</u>
Rec	Recreation Zone
ONE {Change Rec2}	<u>Outstanding Natural Feature Overlay Zone</u>
ONL {Change Rec2}	<u>Outstanding Natural Landscape Overlay Zone</u>
SNL {Change Rec2}	<u>Significant Natural Landscape Overlay Zone</u>
HNCC {Change Rec2}	<u>High Natural Coastal Character Overlay Zone</u>
NCC	Natural Coastal Character Overlay Zone
ASBV	Areas of Significant Biodiversity Value
UBMA	Urban Biodiversity Mapped Area
SHS	Scheduled Heritage Site
Haz1	Hazard 1 Overlay Zones
Haz2	Hazard 2 Overlay Zones
Haz3	Hazard 3 Overlay Zones

20.3.3 Land Use Activity Status Table

1.	Performance standards that apply to all land use activities					a. Acoustic insulation (noise sensitive activities only) b. Light spill c. Noise d. Setback from National Grid (National Grid sensitive activities only)
All land use activities			Activity status			Performance standards
X.	High trip generators: New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}		RD			
Community activities			Activity status			Performance standards
			a. Rec	b. <u>ONL/ SNL/ NCC</u> {Change Rec2}	X. <u>ONF/ HNCC</u> {Change Rec2}	c. ASBV
2.	Community and leisure within a hazard facility mapped area		NC	N/A	<u>N/A</u>	N/A
3.	Community and leisure - small scale outside a hazard facility mapped area		P	P	<u>P</u>	P
4.	Community and leisure - large scale outside a hazard facility mapped area (other than recreation tracks) {Change CP11}		RD	RD	<u>RD</u> {Change Rec2; Change CP11}	RD
Y.	Community and leisure – large scale outside a hazard facility mapped area (recreation tracks only) {Change CP11}		P	<u>P</u> {Change Rec2; Change CP11}	<u>P</u> {Change Rec2; Change CP11}	P
5.	Conservation		P	P	<u>P</u>	P
6.	Early childhood education within a hazard facility mapped area		NC	N/A	<u>N/A</u>	N/A



7.	Early childhood education - small scale outside a hazard facility mapped area	RD	RD	<u>RD</u>	RD	
8.	Early childhood education - large scale outside a hazard facility mapped area	D	D	<u>D</u>	D	
9.	Sport and recreation that involves motor vehicles	D	D	<u>D</u>	D+	
10.	All other sport and recreation	P	P	<u>P</u>	D	i. Hours of operation ii. Minimum mobility car parking
<u>Z.</u>	Healthcare outside a hazard facility mapped area {Change D16}	<u>D</u>	<u>D</u> {Change Rec2; Change D16}	<u>D</u> {Change Rec2; Change D16}	<u>D</u>	
<u>AA.</u>	Healthcare within a hazard facility mapped area {Change D16}	<u>NC</u>	<u>NC</u> {Change Rec2; Change D16}	<u>NC</u> {Change Rec2; Change D16}	<u>NC</u>	
Commercial activities		a. Rec	b. <u>ONL/ SNL/ NCC</u> {Change Rec2}	<u>X. ONF/ HNCC</u> {Change Rec2}	c. ASBV	Performance standards
11.	Ancillary licensed premises	RD	RD	<u>RD</u>	RD	i. Hours of operation
12.	Conference, meeting and function	D	D	<u>NC</u>	D	
13.	Campgrounds outside a hazard facility mapped area	RD	RD	<u>NC</u>	NC	i. Minimum mobility car parking
14.	Campgrounds within a hazard facility mapped area	NC	N/A	<u>N/A</u>	N/A	
15.	Restaurants ancillary to sport and recreation	P	P	<u>P</u>	D	i. Hours of operation
16.	Retail activity ancillary to sport and recreation	P	P	<u>P</u>	D	i. Hours of operation
17.	Stand-alone car parking	RD	RD	<u>RD</u>	NC	
18.	All other activities in the commercial activities category	NC	NC	<u>NC+</u>	NC+	

Rural activities		a. Rec	b. <u>ONL/</u> <u>SNL/ NCC</u> {Change Rec2}	X. <u>ONF/</u> <u>HNCC</u> {Change Rec2}	c. ASBV	Performance standards
19.	Forestry	P	RD	<u>NC</u>	NC	i. Forestry and shelterbelts and small woodlots setbacks ii. Tree species
20.	Grazing	P	P	<u>P</u>	NC	
21.	Mining	D	D+ in <u>SNL/NCC</u> NC in ONL	<u>Pr</u>	NC	
22.	Scheduled mining activity	P	P	<u>N/A</u>	N/A	i. Scheduled mining activity
23.	Expansion of scheduled mining activity	D	D+	<u>N/A</u>	NC	
24.	All other activities in the rural activities category	NC	NC	<u>NC+</u>	NC+	
Industrial activities		a. Rec	b. <u>ONL/</u> <u>SNL/ NCC</u> {Change Rec2}	X. <u>ONF/</u> <u>HNCC</u> {Change Rec2}	c. ASBV	Performance standards
25.	All activities in the industrial activities category	NC	NC	<u>NC+</u>	NC+	
Residential activities		a. Rec	b. <u>ONL/</u> <u>SNL/ NCC</u> {Change Rec2}	X. <u>ONF/</u> <u>HNCC</u> {Change Rec2}	c. ASBV	Performance standards
26.	All activities in the residential activities category	NC	NC	<u>NC+</u>	NC+	
Major facility activities		a. Rec	b. <u>ONL/</u> <u>SNL/ NCC</u> {Change Rec2}	X. <u>ONF/</u> <u>HNCC</u> {Change Rec2}	c. ASBV	Performance standards
27.	Cemeteries outside a hazard facility mapped area	RD	RD	<u>NC</u>	NC	
28.	Cemeteries within a hazard facility mapped area	NC	N/A	<u>N/A</u>	N/A	
29.	All other activities in the major facility activities category	NC	NC	<u>NC+</u>	NC+	

20.3.4 Development Activity Status Table

1.	Performance standards that apply to all development activities	a. Natural Hazards Performance Standards b. 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. Setback from coast and water bodies f. Setback from National Grid g. Setback from Critical Electricity Distribution Infrastructure h. Setback from designated rail corridor X. <u>Reflectivity (landscape and coastal character overlays)</u> {Change Rec2}

Buildings and structures activities (excluding activities affecting a protected part of a scheduled heritage building or a scheduled heritage structure. See rows 8 - 15)		Activity status				Performance standards
		a. Rec	b. <u>ONL/</u> <u>SNL/</u> NCC {Change Rec2}	X. <u>ONF/</u> <u>HNCC</u> {Change Rec2}	c. ASBV	
5.	New buildings or additions and alterations (excluding fences)	P	P	<u>NC</u>	P	i. Area, number and location of buildings
6.	Fences	P	P	<u>P</u>	P	i. Fence height and design
7.	All other buildings and structures activities	P	P	<u>P</u>	P	
Buildings and structures activities that affect a protected part of a scheduled heritage building or scheduled heritage structure		a. Rec	b. <u>ONL/</u> <u>SNL/</u> NCC {Change Rec2}	X. <u>ONF/</u> <u>HNCC</u> {Change Rec2}	c. ASBV	Performance standards
8.	Repairs and maintenance	P	P	<u>P</u>	P	
9.	Restoration of a building or structure that has a Heritage New Zealand Category 1 listing (as detailed in Appendix A1.1)	C	C	<u>C</u>	C	
10.	Restoration of all other scheduled heritage buildings and structures	P	P	<u>P</u>	P	
11.	Earthquake strengthening where external features only are protected	C	C	<u>C</u>	C	i. Materials and design
12.	Signs attached to buildings and structures	P	P	<u>P</u>	P	
13.	All other additions and alterations	RD	RD	<u>RD</u>	RD	
14.	Demolition	NC	NC	<u>NC</u>	NC	
15.	Removal for relocation	RD	RD	<u>RD</u>	RD	
Development activities on a scheduled heritage site, where visible from an adjoining public place or a public place within the heritage site		a. Rec	b. <u>ONL/</u> <u>SNL/</u> NCC {Change Rec2}	X. <u>ONF/</u> <u>HNCC</u> {Change Rec2}	c. ASBV	Performance standards
16.	New structures that are no more than 2.5m high or that have no more than a 2m ² footprint	P	P	<u>P</u>	P	

17.	All other new structures	RD	RD	<u>RD</u>	RD	
18.	New buildings	RD	RD	<u>RD</u>	RD	
19.	Parking, loading and access	RD	RD	<u>RD</u>	RD	i. Parking, loading and access standards ii. Location and screening of car parking
Site development activities in all areas (except as covered by rows 16 - 19 above)		a. Rec	b. <u>ONL/ SNL/ NCC</u> {Change Rec2}	<u>X. ONF/ HNCC</u> {Change Rec2}	c. ASBV	Performance standards
20.	Outdoor storage	P	P	<u>P</u>	P	i. Location and screening of outdoor storage
21.	Indigenous vegetation clearance - small scale	P	P	<u>P</u>	P	i. Vegetation clearance standards
22.	Indigenous vegetation clearance - large scale	N/A	<u>RD in ONL/SNL</u> <u>RD+ in NCC</u>	<u>RD+ in ONF</u> <u>NC in HNCC</u>	<u>D in the 3 Waters infrastructure mapped area, where Rule 10.3.2.1.e.X is met;</u> <u>NC in all other circumstances</u> {Change NE7}	i. Vegetation clearance standards
23.	All other vegetation clearance	P	P	<u>P</u>	P	i. Vegetation clearance standards
24.	Parking, loading and access	P	P	<u>P</u>	P	i. Parking, loading and access standards ii. Location and screening of car parking

25.	New or additions to parking areas that result in 50 or more new parking spaces.	RD	RD	<u>RD</u>	RD	i. Parking, loading and access standards ii. Location and screening of car parking
26.	Storage and use of hazardous substances	P	P	<u>P</u>	P	i. Hazardous substances quantity limits and storage requirements ii. Setback from coast and water bodies
27.	Shelterbelts and small woodlots	P	P	<u>RD</u>	RD	i. Tree species ii. Forestry and shelterbelts and small woodlots setbacks
28.	All other site development activities	P	P	<u>P</u>	RD	

Note 20.3.4A - General advice

1. 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 Pouhere Taonga. This is the case regardless of whether the site is 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. **Freedom camping on land that is controlled or managed by Council is not managed by this Plan and is managed by Council's Camping Control Bylaw 2015. Bylaws are available at www.dunedin.govt.nz. {Change Res18}**
6. Dunedin City Council Bylaws may apply to some activities in the Recreation Zone. Please refer to the bylaws for more detail. Bylaws are available at www.dunedin.govt.nz.

20.3.5 Subdivision Activity Status Table

Subdivision activities		Activity status				Performance standards
		a. Rec	b. <u>ONL/</u> <u>SNL/ NCC</u> {Change Rec2}	X. <u>ONF/</u> <u>HNCC</u> {Change Rec2}	c. ASBV	
1.	General subdivision	RD	RD+	RD+	RD+	i. Access ii. Esplanade reserves and strips iii. Firefighting {Change PHS1} iv. Service connections v. Shape vi. Setback from National Grid (subdivision activities)
2.	Cross lease, company lease and unit title subdivision	NC	NC	NC	NC	

20.6.4 Height

20.6.4.2 Maximum height

- a. The maximum height for new buildings, new structures, and additions and alterations, must not exceed the following above ground level:

Activity		1. Recreation Zone	2. ~~Natural Coastal Character Overlay Zone (NCC)~~ Landscape and coastal character overlay zones {Change Rec2}
i.	Goal posts and sports field lighting	22m	22m
ii.	All other buildings and structures	9m	5m

- b. 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.
- c. Activities that contravene this performance standard are restricted discretionary activities.

20.6.8 Number, Location and Design of Ancillary Signs

20.6.8.1 General

X. In an ONF, ONL, SNL, HNCC or NCC overlay zone, only one sign may be located in any part of a site.
{Change Rec2}

- a. Signs visible from a public place must meet all of the following performance standards, except that regulatory signs, directional signs and warning signs that do not exceed 0.25m² are exempt from these standards.
- b. Signs must also comply with:
 - i. Rule 6.7.2 where located on or above the footpath; and
 - ii. Rule 6.7.3 where visible from a road.
- c. Signs must not be illuminated or digital.
- d. Signs that contravene the performance standard for number, location and design of ancillary signs are restricted discretionary activities.

20.6.8.3 Signs attached to buildings

X. In an ONF, ONL, SNL, HNCC or NCC overlay zone, the maximum height above ground level, at the highest point of any sign attached to a building, is 2m. {Change Rec2}

- a. Any signs displaying the club(s) name on clubrooms must not exceed a maximum total area of 5m² per building face.
- b. The maximum number of permanent commercial sponsorship signs is one sign for the naming rights sponsor of the sport and recreation activity (club), with a maximum area of 3m², except: for clubs that operate in an enclosed area that is only open to members, apart from during events, there is no maximum number of commercial sponsorship signs, provided those signs are not visible from outside of the enclosed area.
- c. Other signs must not exceed a total maximum area of 1m² per building face.
- d. Signs must remain entirely within the visual profile of the building or structure.
- e. Signs must not project higher than the lowest point of the roof, except as mounted flat against a parapet or gable end.

20.6.8.4 Freestanding signs

- a. Freestanding signs:

- i. must not exceed a maximum total area of all display faces of 3m²; and each display face must not exceed 1.5m² in area; except the maximum area per display face is:
X. 0.6m² in an ONF or HNCC overlay zone; and

Y. 1m² in an ONL, SNL or NCC overlay zone;

- ii. must not exceed a maximum height above ground level of 4m, except the maximum height is:
1. 2m in an ONF, ONL, SNL, HNCC or NCC overlay zone;

X. in an ONF, ONL, SNL, HNCC or NCC overlay zone, must not exceed a maximum width of 1m;

- iii. must not obstruct parking, loading and access areas; and
- iv. must be positioned entirely within the site boundaries. **{Change Rec2}**

20.6.12 Area, Number and Location of Buildings

20.6.12.1 Area, number and location of buildings - ONL, SNL, NCC and ASBVs **{Change Rec2}**

- a. In the Outstanding Natural Landscape (ONL), Significant Natural Landscape (SNL), and Natural Coastal Character (NCC) overlay zones, and scheduled Areas of Significant Biodiversity Value (ASBVs), all new buildings and additions and alterations must comply with Rule 10.3.5. **{Change Rec2}**

20.6.13 Reflectivity - to be added **{Change Rec 2}**

New buildings and structures (except fences), and additions and alterations, in any landscape or coastal character overlay zone must comply with Rule 10.3.6. **{Change Rec2}**

20.7.3 Firefighting

20.7.3 Firefighting **{Change PHS1}**

General subdivision must comply with Rule 9.3.3. **{Change PHS1}**

20.7.5 Shape

1. Each resultant site must be of a size and shape that:
 - X. ensures all existing development meets the performance standards of the Plan as if it were new, except in relation to pre-existing boundaries; and
 - Y. is large enough to allow for: contain a building platform that meets the requirements of Rule 20.7.5.X and that enables the performance standards of this Plan to be met.
 - a. setbacks from boundaries, water bodies, scheduled trees; and
 - b. esplanade reserve or strip areas.
 - X. The building platform required by Rule 20.7.5.1.Y must:
 - a. have a slope of 12° (1:4.7 or 21%) or less; and
 - b. not contain easements.
 - Y. The performance standards relevant to Rule 20.7.5.1 include, but are not limited to:
 - a. setbacks from boundaries, water bodies, and scheduled trees; and
 - b. esplanade reserves and strips.
 - Z. For unreticulated areas, resultant sites must provide for a wastewater disposal area to be located at least 50m from any water body and Mean High Water Springs.
2. Resultant sSites created and used solely for the following purposes are exempt from the shape performance standard:
 - a. scheduled ASBV or QEII covenant;
 - X. conservation covenant with the Department of Conservation or a local government agency;
 - Y. protected private land agreement under the Reserves Act 1977;
 - Z. a heritage covenant with Heritage New Zealand Pouhere Taonga;
 - AA. protection of a scheduled heritage site, scheduled heritage building or scheduled heritage structure in Appendix A1.1;
 - b. reserve;

- c. access;
 - d. network utilities activities; or
 - e. road.
3. Activities that contravene this performance standard are restricted discretionary activities. **{Change CP8}**

Note 20.7.5A – Other requirements outside of the District Plan {Change CP8}

1. The discharge of human sewage through on-site wastewater treatment systems is managed by rules in the Regional Plan: Water for Otago. Resource consent may be required from the Otago Regional Council for new systems. The rules in the Regional Plan: Water for Otago should be considered when designing a subdivision in an unreticulated area. {Change CP8}

Rule 20.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

20.9.3 Assessment of land use performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	Tree species	a. Effects on biodiversity values	See Rule 10.5
		b. Effects on natural character of the coast	
		c. Effects on landscape values	
2.	Hours of operation	a. Effects on amenity of surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 20.2.2 ii. Retail and restaurant activities ancillary to sport and recreation operate in a way that avoids or, if avoidance is not practicable, adequately mitigates adverse effects on surrounding properties (Policy 20.2.2.5). <i>General assessment guidance:</i> iii. In assessing effects on amenity, Council will consider the location of the building on the site in relation to adjacent residential buildings, and the location of the site and access in the context of the wider environment, considering effects of vehicle movements, vehicle headlights and noise.

20.9.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
3. Minimum mobility car parking	a. Effects on the safety and efficiency of the transport network {Change CP24}	See Rule 6.10
	b. Effects on accessibility	

20.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Boundary setbacks	a. Effects on on-site amenity	<i>Relevant objectives and policies:</i> i. Objective 20.2.2 ii. Development maintains or enhances on-site amenity for recreation area users (Policy 20.2.2.1.b).
	b. Effects on amenity of surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 20.2.2 ii. Development maintains or enhances neighbourhood amenity, and the amenity of any surrounding residential properties (Policy 20.2.2.1.b). <i>Potential circumstances that may support a consent application include:</i> iii. Access to sunlight to the outdoor living space(s) and windows of bedrooms and living areas of adjacent residential buildings is maintained or any reduction is minor.

20.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Fence height and design	a. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 20.2.2 ii. Boundary fences are of a height and design that contributes positively to the amenity and character of the neighbourhood and recreation area (Policy 20.2.2.2). <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. Existing vegetation or proposed landscaping will screen fences from public places. v. For side and rear boundaries, the fence is on a boundary that is not generally accessible or visible from open areas of the recreation area, e.g. on a boundary in a dense bush area.
		b. Effects on health and safety	See Rule 9.5
3.	Forestry and shelterbelts and small woodlots setbacks	a. Effects on amenity of surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 20.2.2 ii. Forestry and shelterbelts and small woodlots are set back an adequate distance to avoid significant effects from shading on residential buildings on adjacent properties (Policy 20.2.2.4). <i>Potential circumstances that may support a consent application include:</i> iii. The area to be planted is to the south of any adjacent residential or rural residential zone. iv. Slope or orientation or other topographical aspects of the sites involved mean that there will be no shading of a residential building on an adjoining site.
		b. Effects on health and safety	See Rule 9.5
		c. Effects on the safety and efficiency of the transport network	See Rule 6.10

20.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5
5.	Height in relation to boundary	a. Effects on amenity of surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 20.2.2 ii. Development maintains or enhances neighbourhood amenity, and the amenity of any surrounding residential properties (Policy 20.2.2.1.b). <i>Potential circumstances that may support a consent application include:</i> iii. Access to sunlight to the outdoor living space(s) and windows of bedrooms and living areas of adjacent residential buildings is maintained or any reduction is minor.

20.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Maximum height	a. Effects on on-site amenity	<i>Relevant objectives and policies:</i> i. Objective 20.2.2 ii. Development maintains or enhances on-site amenity for recreation area users (Policy 20.2.2.1.b). <i>Potential circumstances that may support a consent application include:</i> iii. Better use of public space and retention of open space within the site can be achieved. iv. Greater height is required to meet specialised recreational needs.
		b. Effects on amenity of surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 20.2.2 ii. Development maintains or enhances neighbourhood amenity, and the amenity of any surrounding residential properties and is in keeping with the scale of buildings in the surrounding residential environment (Policy 20.2.2.1.b). <i>Potential circumstances that may support a consent application include:</i> iii. Access to sunlight to the outdoor living space(s) and windows of bedrooms and living areas of adjacent residential buildings is maintained or any reduction is minor. iv. Landscaping or fences screen or soften the visual effects of buildings. v. Natural landforms or topography (e.g. cliffs or tall trees) provide a backdrop to the building.
7.	Location and screening of car parking	a. Effects on amenity of surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 20.2.2 ii. Parking areas are designed or located to minimise, as far as practicable, light spill from vehicles using the parking area on surrounding residential properties (Policy 20.2.2.1.e). <i>Potential circumstances that may support a consent application include:</i> iii. Landscaping to minimise adverse visual and nuisance effects from lighting, vehicle headlights, or car parking areas on surrounding properties.

20.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
8.	Location and screening of outdoor storage	a. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 20.2.2 ii. Service areas for campgrounds or restaurants ancillary to sport and recreation are not visible from ground level from outside the site (Policy 20.2.2.1.c). iii. Outdoor storage is managed in a way that does not result in unreasonable visual amenity effects or nuisance effects (Policy 20.2.2.1.f). <i>Conditions that may be imposed include:</i> iv. Landscaping requirements.
9.	Number, location and design of ancillary signs	a. Effects on on-site amenity	<i>Relevant objectives and policies:</i> i. Objective 20.2.2
		b. Effects on surrounding streetscape and residential amenity	ii. Ancillary signs are located and designed to maintain on-site amenity and surrounding streetscape and residential amenity, by being of an appropriate size, design, and number to convey information about the name and nature of the club, organisation, or reserve, and not oversized or too numerous than what is necessary for that purpose (Policy 20.2.2.3.a). iii. Commercial sponsorship signs ancillary to sport and recreation are temporary in nature or are enclosed within a site to maintain on-site amenity and surrounding streetscape and residential amenity (Policy 20.2.2.3.b). <i>Potential circumstances that may support a consent application include:</i> iv. The number and location of signs will not result in more than minor cumulative visual effects.
		c. Effects on the safety and efficiency of the transport network	See Rule 6.10
10.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10

20.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
11. Setback from coast and water bodies (rules 10.3.3.1 – 10.3.3.5) {Change Res13}	a. Effects on biodiversity values and natural character values of riparian margins and the coast	See Rule 10.5
	b. Effects on public access	See Rule 10.5
	c. Risk from natural hazards	See Rule 11.4
12. Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6
13. Vegetation clearance standards: • Protected areas (vegetation clearance)	a. Effects on biodiversity values and natural character values of riparian margins and the coast	See Rule 10.5
14. Vegetation clearance standards: • Protected species (indigenous vegetation clearance)	a. Effects on biodiversity values	See Rule 10.5
15. Setback from designated rail corridor	a. Effects on the safety and efficiency of the transport network	See Rule 6.10.6

20.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
16. Area and length of buildings	a. Effects on on-site amenity	<i>Relevant objectives and policies:</i> i. Objective 20.2.2 ii. New buildings or additions and alterations to buildings avoid adverse effects on on-site amenity, or if avoidance is not practicable, effects are adequately mitigated (Policy 20.2.2.10). iii. Development maintains or enhances on-site amenity for recreation area users, neighbourhood amenity and the amenity of any surrounding residential properties by ensuring the scale of buildings and structures is appropriate to the recreation area and in keeping with the scale of buildings in surrounding residential environments (Policy 20.2.2.1.b). <i>Potential circumstances that may support a consent application include:</i> iv. The visual effect of the building length is screened and softened by landscaping, fencing, or other screening. v. The building is set back from boundaries an adequate distance to avoid shading or visual effects on adjacent residential properties or public places. vi. Topography of the site mitigates the effects of the building scale on adjacent residential properties or public places. vii. The building will not result in removal of important trees or other vegetation. viii. The building will not visually dominate the site or result in unacceptable loss of open space available for users of the recreation area. ix. The building enhances opportunities for use of the recreation area for its purpose. x. The building is attractive and has appropriate building modulation such as through: 1. varying building elevations; 2. setting parts of the building back; 3. using different textures; 4. architectural features; or 5. other forms of building modulation.
	b. Effects on amenity of surrounding sites	
	c. Effects on neighbourhood amenity	

20.9.5 Assessment of subdivision performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents

1.	Access	a. Effects on accessibility	See Rule 6.10
		b. Effects on the safety and efficiency of the transport network	
2.	Esplanade reserves and strips	a. Effects on biodiversity values and natural character values of riparian margins and coast	See Rule 10.5
		b. Effects on public access	
3.	Firefighting {Change PHS1}	~~a. Effects on health and safety~~	~~See Rule 9.5~~
4.	Service connections	a. Effects on efficiency and affordability of infrastructure	See Rule 9.5

20.9.5 Assessment of subdivision performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
5. Shape (see also relevant rows below) {Change CP8}	<i>Relevant objectives and policies:</i> a. Objective 2.4.1 b. ~~The S~~subdivisions are ~~is~~ designed to ensure any ~~existing or~~ future land use or development is able to meet the performance standards in the zone, ~~provide for a wastewater disposal area away from water bodies where in an unreticulated area, or and~~ where in a structure plan mapped area, reflects the requirements of the structure plan mapped area performance standards, 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 the resultant site is required for ~~infrastructure, reserves, access, protection of biodiversity or heritage, or another purpose specified in the shape~~ performance standard for the zone: i. ~~scheduled ASBV or QEII covenant;~~ ii. ~~reserve;~~ iii. ~~access;~~ iv. ~~network utility activities; or~~ v. ~~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. ~~boundary setbacks;~~ ii. ~~setbacks from coast and water bodies; and~~ iii. ~~setback from scheduled tree. {Change CP8}~~ <i>Conditions that may be imposed include:</i> d. Restrictions or conditions, including by way of consent notice, on land use or development activities allowed on the site. e. A building platform may be required to be registered against the title by way of consent notice.	

20.9.5 Assessment of subdivision performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
6. <u>Shape – resultant site size and shape provides for compliance with other performance standards (rules 20.7.5.1 and 20.7.5.X)</u> {Change CP8}	a. <u>Apply the matters of discretion for the performance standard that would be contravened</u>	<u>General assessment guidance:</u> i. <u>See Rule 20.9 for the assessment guidance relevant to the performance standard that would be contravened.</u>
7. <u>Shape – wastewater disposal area (Rule 20.7.5.Z)</u> {Change CP8}	a. <u>Effects on efficiency and affordability of infrastructure (wastewater)</u>	<u>See Rule 9.5</u>

20.9.6 Assessment of performance standard contraventions in an overlay zone, mapped area, or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. In a hazard overlay zone - Maximum area of vegetation clearance in the hazard overlay zones (Hazard 1 or 2 (land instability) overlay zones and in a dune system mapped area) - Outdoor Storage (Hazard 1 (flood) Overlay Zone) - Hazardous substances quantity limits and storage requirements	a. Risk from natural hazards	See Rule 11.4
2. In the NCC Overlay Zone: - Maximum height - Reflectivity - Area, number and location of buildings and structures - Number, location and design of ancillary signs {Change Rec2}	a. Effects on natural character of the coast	See Rule 10.5
3. On a scheduled heritage building or scheduled heritage structure: Materials and design	a. Effects on heritage values	See Rule 13.5

20.9.6 Assessment of performance standard contraventions in an overlay zone, mapped area, or affecting a scheduled item

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	In an <u>urban biodiversity mapped area</u>: Vegetation clearance standards: Maximum area of vegetation clearance (UBMA)	a. Effects on biodiversity values	See Rule 10.5
5.	In a <u>wāhi tūpuna mapped area</u>: - Setback from coast and water bodies - Esplanade reserves and strips - Vegetation clearance standards: Maximum area of vegetation clearance (UBMA) - Protected areas - Protected species	a. Effects on cultural values of Manawhenua	See Rule 14.3
6.	In the <u>Critical Electricity Distribution Infrastructure Corridor mapped area</u>: Setback from Critical Electricity Distribution Infrastructure (forestry setbacks)	a. Effects on the safety and efficiency of network utilities	See Rule 5.7
7.	In the <u>Critical Electricity Distribution Infrastructure Corridor mapped area</u>: Setback from Critical Electricity Distribution Infrastructure (buildings, structures and city-wide activities)	a. Effects on health and safety b. Effects on efficient and effective operation of network utilities	See Rule 5.7
8.	In an <u>ASBV</u>: Area of buildings and structures	a. Effects on biodiversity values	See Rule 10.5
X.	In an <u>ONL or SNL</u>: <u>Maximum height</u> <u>Reflectivity</u> <u>Area, number and location of buildings</u> <u>Number, location and design of ancillary signs {Change Rec2}</u>	<u>a. Effects on landscape values</u>	<u>See Rule 10.5</u>
Y.	In an <u>ONF overlay zone</u>: <u>Number, location and design of ancillary signs {Change Rec2}</u>	<u>a. Effects on landscape values</u>	<u>See Rule 10.5</u>

20.9.6 Assessment of performance standard contraventions in an overlay zone, mapped area, or affecting a scheduled item

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
Z.	In a HNCC overlay zone: • <u>Number, location and design of ancillary signs</u> {Change Rec2}	<u>a. Effects on natural character of the coast</u>	<u>See Rule 10.5</u>
AA.	<u>Setback from a stormwater open watercourse mapped area (rules 10.3.3.W and 10.3.3.X)</u> {Change Res13}	<u>a. Effects on the efficiency and affordability of infrastructure</u>	<u>See Rule 9.5</u>

Rule 20.10 Assessment of Restricted Discretionary Activities

20.10.2 Assessment of restricted discretionary land use activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	All restricted discretionary land use activities, including but not limited to the activities below	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
2.	All ~~H~~ high trip generators, which include: • ~~any activities~~ that generate 250 or more vehicle movements ~~a day~~ <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded</u> {Change CP1}	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network	See Rule 6.11

20.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
3. Campgrounds outside a hazard facility mapped area	a. Effects on amenity of surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 20.2.2 ii. Campgrounds are designed so any adverse effects, including from noise or dust, or loss of privacy, on surrounding residential properties and other recreation area users, will be avoided or, if avoidance is not practicable, adequately mitigated (Policy 20.2.2.7). iii. Campgrounds are designed so service areas are not visible from ground level from outside the site (Policy 20.2.2.1.c). iv. Outdoor storage is managed in a way that does not result in unreasonable visual amenity effects or create nuisance effects (Policy 20.2.2.1.f). <i>Conditions that may be imposed include:</i> v. Limits on the scale of the activity. vi. Location of dump stations (for disposal of waste from motor homes) away from boundaries with residential properties. vii. Restrictions on location and hours of operation of generators to minimise any effects from noise on neighbours. viii. Road upgrades necessary to handle the amount and type of vehicles anticipated. ix. Location, screening, or acoustic fencing of communal outdoor gathering areas.
	b. Effects on <u>efficiency and affordability of infrastructure</u>	<u>See Rule 9.6 {Change Rec1}</u>

20.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
4. Cemeteries outside a hazard facility mapped area	a. Effects on cultural values of Manawhenua	See Rule 14.4
	b. Effects on amenity of surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 20.2.2 ii. Cemeteries are designed and located to: 1. avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties; and 2. minimise, as far as practicable, the potential for reverse sensitivity (Policy 20.2.2.8). <i>General assessment guidance:</i> iii. In assessing the effects on amenity, Council will consider whether the location of graves is a suitable distance away from boundaries and any screening or landscaping proposed will be adequate. <i>Conditions that may be imposed include:</i> iv. Conditions on the distance of graves from boundaries or requirements for screening or landscaping.

20.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
5. Early childhood education - small scale outside a hazard facility mapped area	a. Effects on amenity of surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 20.2.2 ii. Early childhood education facilities are designed, located, and operated to avoid or, if avoidance is not practicable, adequately mitigate adverse effects on the amenity of surrounding residential properties (Policy 20.2.2.12.a). <i>General assessment guidance:</i> iii. In assessing the effects on amenity, Council will consider whether buildings and outdoor areas are designed and located to reduce noise emissions. <i>Conditions that may be imposed include:</i> iv. Delivery time restrictions. v. Landscaping to minimise amenity effects of parking areas or lighting on surrounding properties. Mitigation measures to minimise noise such as insulation, acoustic fencing, low noise surfaces for play areas, or other such treatments. vi. A noise management plan may be required.
	b. Effects on on-site amenity	<i>Relevant objectives and policies:</i> i. Objective 20.2.2 ii. Early childhood education facilities are designed, located, and operated to avoid or, if avoidance is not practicable, adequately mitigate adverse effects for other recreation area users (Policy 20.2.2.12.b). <i>Potential circumstances that may support a consent application include:</i> iii. Any loss of open space that would otherwise be available to the public is minimal. iv. The activity will support a recreation activity on the site. <i>General assessment guidance:</i> v. In assessing the effects on amenity, Council will consider whether: 1. noise emissions reduction measures should be required; and 2. the scale of the activity is suitable for the site.

20.10.2 Assessment of restricted discretionary land use activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
6.	Stand-alone car parking	a. Effects on on-site amenity	<i>Relevant objectives and policies:</i> i. Objective 20.2.2 ii. Stand-alone car parking is only allowed where it is the secondary use of a parking area required for an activity provided for in the recreation area, when not required for the primary purpose of the area, and where that parking is not needed to facilitate public use of the recreation area (Policy 20.2.2.13). <i>Conditions that may be imposed include:</i> iii. Limits on the number of parking spaces that can be used for stand-alone car parking to ensure car parks are still available for public use. iv. Limits on the hours parking spaces can be used for stand-alone car parking to ensure conflicts with the primary use of the site do not occur.
7.	Ancillary licensed premises	a. Effects on amenity of surrounding sites	<i>Relevant objectives and policies:</i> i. Objective 20.2.2 ii. Ancillary licensed premises operate in a way that avoids or, if avoidance is not practicable, adequately mitigates, noise or other adverse effects on the amenity of surrounding residential properties (Policy 20.2.2.5). <i>Potential circumstances that may support a consent application include:</i> iii. The intensity and scale of the activity will not result in increased vehicle or pedestrian movement at unreasonable hours or undesirable activities that would create a disturbance for surrounding residential properties. iv. Effects of the activity will be contained within the recreation area.

20.10.3 Assessment of restricted discretionary development activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
X.	Indigenous vegetation clearance - large scale {Change Rec2}	a. Effects on biodiversity values	See Rule 10.6

20.10.3 Assessment of restricted discretionary development activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
Y.	High trip generators: • New or additions to parking areas that result in 50 or more new parking spaces {Change Rec2; Change CP1}	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
		b. Effects on accessibility	

20.10.4 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 the recreation area	<i>Relevant objectives and policies:</i> i. Objective 20.2.2. ii. The subdivision does not adversely affect the efficient and effective operation of the recreation area (Policy 20.2.2.11).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.11.
		c. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.6.
		d. Effects on public access	
		e. Risk from natural hazards	See Rule 11.5.
		f. Effects on health and safety {Change PHS1}	See Rule 9.6

20.10.5 Assessment of restricted discretionary activities in an overlay zone, mapped area or affecting a scheduled item

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	In all hazard overlay zones, swale mapped areas and dune system mapped areas : General subdivision	a. Risk from natural hazards	See Rule 11.5
2.	In a Hazard 1 (flood) or Hazard 2 (flood) Overlay Zone (see Rule 20.3.6): New buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area	a. Risk from natural hazards	See Rule 11.5
3.	In the NCC Overlay Zone : - Forestry - Indigenous vegetation clearance - large scale - General subdivision	a. Effects on natural character of the coast	See Rule 10.6
4.	In an ASBV : - General subdivision - Shelterbelts and small woodlots - Site development activities (except for outdoor storage, parking, loading and access, vegetation clearance, storage and use of hazardous substances)	a. Effects on biodiversity values	See Rule 10.6
5.	Activities affecting a scheduled heritage building or scheduled heritage structure : - Additions and alterations that affect a protected part of a scheduled heritage building or scheduled heritage structure - Removal for relocation - All subdivision activities on sites containing a scheduled heritage building or scheduled heritage structure	a. Effects on heritage values	See Rule 13.6
6.	Activities affecting a scheduled heritage site: - New buildings and structures on a scheduled heritage site, where visible from an adjoining public place or a publicly accessible place within the site - Parking, loading and access on a scheduled heritage site, where visible from an adjoining public place or a public place within the site - All subdivision activities	a. Effects on heritage values	See Rule 13.6

20.10.5 Assessment of restricted discretionary activities in an overlay zone, mapped area or affecting a scheduled item

Activity		Matters of discretion	Guidance on the assessment of resource consents
7.	In a wāhi tūpuna mapped area where activity is identified as a threat, including: • All RD forestry • All RD buildings and structures, additions and alterations up to 60m² • Indigenous vegetation clearance - large scale • General subdivision activities	a. Effects on cultural values of Manawhenua	See Rule 14.4
8.	In the Hazard 2 (flood) Overlay Zone : • Natural hazards sensitive activities • Natural hazards potentially sensitive activities	a. Risk from natural hazards	See Rule 11.5
9.	In the National Grid Subdivision Corridor mapped area : • All subdivision activities	a. Risks to the safety of people and property b. Reverse sensitivity effects c. Effects on efficient and effective operation of the National Grid and access to it	See Rule 5.8
10.	In the Critical Electricity Distribution Infrastructure Corridor mapped area : • All subdivision activities	a. Effects on health and safety b. Reverse sensitivity effects c. Effects on efficient and effective operation of network utilities	See Rule 5.8
Y.	In an ONL or SNL : • <u>Forestry</u> • <u>General subdivision</u> {Change Rec2}	a. <u>Effects on landscape values</u>	See Rule 10.6
Z.	In an ONF : • <u>Indigenous vegetation clearance - large scale</u> • <u>Shelterbelts and small woodlots</u> • <u>General subdivision</u> {Change Rec2}	a. <u>Effects on landscape values</u>	See Rule 10.6

20.10.5 Assessment of restricted discretionary activities in an overlay zone, mapped area or affecting a scheduled item

Activity	Matters of discretion	Guidance on the assessment of resource consents
AA. <u>In a HNCC:</u> • <u>Shelterbelts and small woodlots</u> • <u>General subdivision</u> {Change Rec2}	<u>a. Effects on natural character of the coast</u>	<u>See Rule 10.6</u>

Rule 20.11 Assessment of Discretionary Activities

20.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
1. All discretionary land use activities listed below	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 20.2.1 and 20.2.2 <i>Potential circumstances that may support a consent application include:</i> b. For discretionary land use activities, whether any associated development activities meet relevant performance standards, or are otherwise consistent with relevant objectives and policies for development (see Rule 20.9 for performance standard contraventions). c. For discretionary land use activities, whether relevant land use performance standards are met, including noise and light spill standards. <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. <i>Relevant guidance from other sections (priority considerations):</i> 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. f. For activities that may have effects on biodiversity values, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1. g. For activities adjacent to water bodies and the coast, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.2. h. 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.

20.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
2. • Early childhood education - large scale outside a hazard facility mapped area • Healthcare outside a hazard facility mapped area {Change D16}	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 20.2.2 b. Early childhood education and healthcare facilities are designed, located, and operated to avoid or, if avoidance is not practicable, adequately mitigates adverse effects on the amenity of surrounding residential properties or other recreation area users (Policy 20.2.2.12). {Change D16} <i>Potential circumstances that may support a consent application include:</i> c. The activity will not result in a loss of open space that would otherwise be available to the public. d. The activity is provided to support a recreation activity on the site. X. The scale of the healthcare facility is appropriate to the surrounding recreational environment. {Change D16} Y. The amenity values associated with the recreational setting will assist in achieving health outcomes for users of the healthcare facility, for example in the case of a live in treatment facility for addiction or eating disorders. {Change D16} <i>General assessment guidance:</i> e. In assessing the effects on amenity Council will consider whether buildings and outdoor areas are designed and located to reduce noise emissions. f. The scale of the activity is suitable for the site. <i>Conditions that may be imposed include:</i> g. Delivery time restrictions. h. Landscaping to minimise amenity effects of lighting, vehicle headlights or parking areas on surrounding properties. i. Mitigation measures to minimise noise such as insulation, acoustic fencing, low noise surfaces for play areas, or other such treatments. j. A noise management plan. <i>Relevant guidance from other sections (priority considerations):</i> k. 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.

20.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
3. Mining	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 20.2.2 b. Mining is only allowed where there is reasonable certainty that land will be restored or rehabilitated to a standard that will minimise, as far as practicable, the long term visual effects (Policy 20.2.2.9.a). c. Any adverse effects on the amenity of the site for recreation users or on surrounding residential properties from noise or dust can be avoided or, if avoidance is not practicable, adequately mitigated (Policy 20.2.2.9.b). <i>Potential circumstances that may support a consent application include:</i> d. The site will be restored or rehabilitated to the satisfaction of the landowner. e. The site will be restored or rehabilitated to its original or better condition at the completion of the activity or, for mining sand from dunes or beaches, there will be no significant effect on the look of the area. f. The activity will not result in the creation of significant dust and noise. g. The stability of the area or surrounding areas will not be undermined or affected. <i>Relevant guidance from other sections (priority considerations):</i> h. 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. i. 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. j. See Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and effects on biodiversity values. k. Where in the NCC Overlay Zone, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.3 and effects related to the natural character of the coast. <u>X. Where in an SNL, see Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.5 and effects related to landscape values. {Change Rec2}</u> l. Where in a wāhi tūpuna mapped area, see Section 14.5 for guidance on the assessment of resource consents in relation to Objective 14.2.1 and effects on the cultural values of Manawhenua.

20.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
4. Sport and recreation that involves motor vehicles	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 20.2.2 b. Sport and recreation that involves motor vehicles has no, or only minimal, adverse effects on: i. surrounding residential properties; and ii. other recreation area users (Policy 20.2.2.6). <i>General assessment guidance:</i> c. There is sensitivity to the ecological values, scale, character, and use of the recreation area. d. Existing trees and desirable vegetation is retained. e. Activities support the continued operation of railway activities at 3 John Wilson Drive, Ocean Beach. <i>Relevant guidance from other sections (priority considerations):</i> 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. g. See Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and effects related to biodiversity values.

20.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
5. Conference, meeting and function	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 20.2.1 and 20.2.2 b. Conference, meeting and function is designed, located and operated to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on surrounding residential properties amenity. (Policy 20.2.2.12.a) c. Conference, meeting and function is designed, located, and operated to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on other reserve area users. (Policy 20.2.2.12.b) <i>Potential circumstances that may support a consent application include:</i> d. The activity will not result in a loss of open space that would otherwise be available to the public. e. The activity is provided to support a recreation activity on the site. <i>General assessment guidance:</i> f. In assessing the effects on amenity Council will consider whether buildings and outdoor areas are designed and located to reduce noise emissions. <i>Conditions that may be imposed include:</i> g. Restrictions on the hours, days or frequency of operation, or maximum number of participants for events. h. Delivery time restrictions. i. Landscaping to minimise amenity effects of lighting, vehicle headlights or parking areas on surrounding properties. j. Mitigation measures to minimise noise such as insulation, acoustic fencing, or other such treatments. <i>Relevant guidance from other sections (priority considerations):</i> k. 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.
6. In an ASBV: • Sport and recreation (excluding sport and recreation that involves motor vehicles) • Restaurants and retail ancillary to sport and recreation.	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 10.7 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and effects related to biodiversity values.

20.11.X Assessment of discretionary development activities in an overlay zone {Change NE7}

Activity	Guidance on the assessment of resource consents
1. In an ASBV : Indigenous vegetation clearance - large scale within the 3 Waters infrastructure mapped area (Rule 10.3.2.1.e.X) {Change NE7}	See Rule 10.7

Rule 20.12 Assessment of Non-complying Activities

20.12.3 Assessment of non-complying land use activities

Activity	Guidance on the assessment of resource consents
1. Commercial advertising	<i>Relevant objectives and policies (priority considerations):</i> - Objective 2.4.1 - Policy 2.4.1.6.c
2. - Commercial activities (except commercial advertising; campgrounds) - Industrial activities - Major facility activities (except cemeteries) - Rural activities (except grazing, forestry, mining, and scheduled mining activity) {Change Rec2}	<i>Relevant objectives and policies (priority considerations):</i> - Objective 2.3.2 and Policy 2.3.2.2 - Objective 2.4.3 and Policy 2.4.3.4 - Objective 20.2.1 - Policy 20.2.1.4
X. In an ONF or HNCC : - Commercial activities (except for ancillary licensed premises, restaurants or retail activities ancillary to sport and recreation, and stand-alone car parking) - Rural activities (except grazing and mining) - Industrial activities - Residential activities - Major facilities activities {Change Rec2}	<i>Relevant guidance from other sections (priority considerations):</i> See Section 10.8 for guidance on the assessment of resource consents in relation to objectives 10.2.3 and 10.2.5 and the effects related to natural character of the coast and landscape values.

20.12.3 Assessment of non-complying land use activities

Activity		Guidance on the assessment of resource consents
Y.	In an ONL : • Mining {Change Rec2}	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.5 and effects related to <u>landscape values</u> .
3.	Residential	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 20.2.1 b. Policy 20.2.1.4 <i>Potential circumstances that may support a consent application include:</i> c. An on-site residence is essential for management of the recreation area and approval has been granted under the Reserves Act 1977. d. The location, design, and scale of the residence is appropriate to minimise effects on the recreation area, recreation users, surrounding sites, and neighbourhood amenity.
4.	In the Hazard 1 (flood) Overlay Zone (see Rule 20.3.6): • Natural hazards potentially sensitive activities • Natural hazards sensitive activities	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 11.7 for guidance on the assessment of resource consents in relation to Objective 11.2.1 and the effects related to the risk from natural hazards.
5.	In an ASBV : • Commercial activities (except ancillary licensed premises, conference, meeting and function, restaurants or retail activities ancillary to sport and recreation) • Rural activities • Industrial activities • Residential activities • Major facility activities	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and the effects related to biodiversity values.
6.	In a hazard facility mapped area , bulk fuel storage facilities sensitive activities	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and Policy 9.2.2.13 and the risks to people from an emergency event occurring at a hazard facility.

20.12.4 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 the effects on heritage values.
2.	In an ASBV : • Indigenous vegetation clearance - large scale	<i>Relevant guidance from other sections (priority considerations):</i> a. See Section 10.8 for guidance on the assessment of resource consents in relation to Objective 10.2.1 and the effects related to biodiversity values.
3.	In an ONF or HNCC : • <u>New buildings or additions and alterations (excluding fences)</u> • <u>Indigenous vegetation clearance - large scale (HNCC only)</u> {Change Rec2}	<i>Relevant guidance from other sections (priority considerations):</i> a. <u>See Section 10.8 for guidance on the assessment of resource consents in relation to objectives 10.2.3 and 10.2.5 and the effects related to natural character of the coast and landscape values.</u>

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 <u>and healthcare activities</u> in the Ashburn Clinic Zone. {Change D16}
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 will 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 - it does not adversely affect the efficient and effective operation of Ashburn Clinic.

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, 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 and site investigation {Change Earth1}**
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

21.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. NA b. Light spill c. Noise
All land use activities		Activity status	Performance standards
X.	High trip generators: New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}	RD	
Major facility activities		Activity status	Performance standards
2.	Hospital	P	a. Minimum mobility 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	
Y.	Healthcare {Change D16}	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 {Change D16}	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	

21.6.8 Setbacks

21.6.8.1 Boundary setbacks

- a. New buildings and structures, and additions and alterations must have a minimum setback from boundaries of 10m; except:

- i. buildings or **{Change CP23}** structures less than 10m² in footprint and less than 2m high in height, and any water and other storage tanks 10m² or greater in footprint and less than 2m in height, may be located within the side or rear boundary setbacks where the total length of the buildings or structures 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 **{Change D1}**
- ii. fences, structures or parts of structures that are underground, and ancillary signs are exempt from the performance standard; **{Change D1}**

X. structures, other than water and other storage tanks, less than 2m² in footprint and 2m in height are exempt from the minimum setbacks from road boundaries; and **{Change D1}**

Y. structures that are not visible from the street are exempt from the minimum setbacks from road boundaries. **{Change D1}**

- b. Public entrances to buildings must be located at least 10m from a boundary with any rural residential zone.
- c. Activities that contravene this performance standard are restricted discretionary activities.

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

21.8.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
2. Location (ancillary commercial activities)	a. Effects on rural residential character and visual amenity b. Effects on the vibrancy, and economic and social success of the CBD and centres	<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 mobility car parking	a. Effects on the safety and efficiency of the transport network {Change CP24} b. Effects on accessibility	See Rule 6.10

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 character and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 21.2.2 ii. The boundary of parking areas, where adjacent to the road frontage 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 character and visual 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 effect of buildings or fences.

21.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
3.	Forestry and shelterbelts and small woodlots setbacks	a. Effects on amenity of surrounding properties	<i>Relevant objectives and policies:</i> i. Objective 21.2.2 ii. Shelterbelts and small woodlots are set back an adequate distance to avoid or minimise, as far as practicable, significant effects from shading on residential dwellings on surrounding properties (Policy 21.2.2.7). <i>Potential circumstances that may support a consent application include:</i> iii. The area to be planted is to the south of any adjoining residential zone or residential buildings on an adjoining site. iv. 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.
		b. Effects on health and safety	See Rule 9.5
		c. Effects on the safety and efficiency of the transport network	See Rule 6.10
4.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5
5.	Location and screening of service areas	a. Effects on rural residential character and visual amenity	<i>Relevant objectives and policies:</i> i. Objective 21.2.2 ii. The visual amenity of the surrounding Rural Residential 1 Zone is maintained or enhanced by ensuring service areas are not visible from ground level outside the site (Policy 21.2.2.3.b). <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.

21.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
6.	Number, location and design of ancillary signs	a. Effects on rural residential character and visual 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 6.10
7.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
8.	Protected areas (vegetation clearance)	a. Effects on biodiversity values and the natural character of riparian margins and the coast	See Rule 10.5
9.	Setback from coast and water bodies (rules 10.3.3.1 – 10.3.3.5) {Change Res13}	a. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.5
		b. Effects on public access	
		c. Risk from natural hazards	See Rule 11.4
10.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6
11.	Tree species	a. Effects on biodiversity values	See Rule 10.5

21.8.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area, or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. <u>Setback from a stormwater open watercourse mapped area</u> (rules 10.3.3.W and 10.3.3.X) {Change Res13}	a. <u>Effects on the efficiency and affordability of infrastructure</u>	<u>See Rule 9.5</u>

Rule 21.9 Assessment of Restricted Discretionary Activities

21.9.X Assessment of restricted discretionary land use activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents
1. <u>High trip generators:</u> <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded</u> {Change CP1}	a. <u>Effects on the safety and efficiency of the transport network</u> b. <u>Effects on accessibility</u>	<u>See Rule 6.11</u>

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 and site investigation {Change Earth1}**
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

22.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. NA b. Light spill c. Noise
All land use activities		Activity status	Performance standards
X.	High trip generators: New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}	RD	
Major facility activities		Activity status	Performance standards
2.	Dunedin Botanic Garden	P	a. Minimum mobility 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	
6.	Sport and recreation not involving a motor vehicle	P	
7.	All other activities in the community activities category	D	
Commercial activities		Activity status	Performance standards
8.	Commercial activities that are ancillary to Dunedin Botanic Garden	P	a. Location

9.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
10.	All activities in the residential activities category	D	
Industrial activities		Activity status	Performance standards
11.	All activities in the industrial activities category	NC	
Rural activities		Activity status	Performance standards
12.	All activities in the rural activities category	NC	

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

22.9.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
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 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 mobility car parking	a. Effects on the safety and efficiency of the transport network {Change CP24} b. Effects on accessibility	See Rule 6.10

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> i. Objective 22.2.2 ii. Buildings and structures are of a height and setback from boundaries that ensures: 1. 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 2. any adverse effects on neighbourhood amenity are avoided or, if avoidance is not practicable, are no more than minor (Policy 22.2.2.1.b).

22.9.4 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 neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 22.2.2 ii. 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.	Fence height and design	a. Effects on neighbourhood amenity b. Effects on health and safety	<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. See Rule 9.5
4.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5
5.	Location and screening of service areas	a. Effects on on-site amenity b. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 22.2.2 ii. Development maintains or enhances on-site and neighbourhood amenity by ensuring service areas are not visible from ground level within or outside the site (Policy 22.2.2.2).

22.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
6. Number, location and design of ancillary signs	a. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> 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 6.10
7. Setback from coast and water bodies (rules 10.3.3.1 – 10.3.3.5) {Change Res13}	a. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.5
	b. Effects on public access	
	c. Risk from natural hazards	See Rule 11.4
8. Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10

22.9.6 Assessment of performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item

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
2. Affecting a scheduled heritage building or scheduled heritage structure • Materials and design	a. Effects on heritage values	See Rule 13.5
3. In an urban biodiversity mapped area : • Maximum area of vegetation clearance (UBMA)	a. Effects on biodiversity values	See Rule 10.5

22.9.6 Assessment of performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
4. <u>Setback from a stormwater open watercourse mapped area (rules 10.3.3.W and 10.3.3.X) {Change Res13}</u>	<u>a. Effects on the efficiency and affordability of infrastructure</u>	<u>See Rule 9.5</u>

Rule 22.10 Assessment of Restricted Discretionary Activities

22.10.X Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. <u>High trip generators:</u> <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}</u>	<u>a. Effects on the safety and efficiency of the transport network</u> <u>b. Effects on accessibility</u>	<u>See Rule 6.11</u>

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 and site investigation {Change Earth1}**
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

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. NA c. Light spill d. Noise
<u>All land use activities</u>		<u>Activity status</u>	<u>Performance standards</u>
X.	<u>High trip generators:</u> <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}</u>	<u>RD</u>	
Major facility activities		Activity status	Performance standards
2.	Hospital	P	a. Minimum mobility 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. NA
5.	Early childhood education - large scale	RD	
6.	Conservation	P	
Y.	<u>Healthcare {Change D16}</u>	<u>P</u>	
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~~ {Change D16}	P	
10.	Training and education	P	
11.	Campus-affiliated office	P	
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	NC	
Rural activities		Activity status	Performance standards
15.	All activities in the rural activities category	NC	

23.5.4 Minimum Mobility Car Parking

- Hospital activity must provide a minimum of six mobility parking spaces. ~~These must be provided within 250m of the Dunedin Hospital Zone.~~ **{Change CP24}**
- NA.
- NA.
- Activities that contravene this performance standard are restricted discretionary activities.

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

23.8.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Minimum mobility car parking	a. ~~Effects on the safety and efficiency of the transport network~~ {Change CP24}	See Rule 6.10
		b. Effects on accessibility	

Rule 23.9 Assessment of Restricted Discretionary Activities

23.9.2 Assessment of restricted discretionary land use activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents
1. All ~~H~~ high trip generators, which include: any activities that generate 250 or more vehicle movements a day <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded</u> {Change CP1}	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network	See Rule 6.11
2. Early childhood education - large scale	a. Effects on the safety and efficiency of the transport network b. Reverse sensitivity effects	See Rule 6.11 <i>Relevant objectives and policies:</i> i. Reverse sensitivity will be avoided as far as practicable (Policy 23.2.2.4).

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 and site investigation {Change Earth1}**
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

24.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities	a. Acoustic insulation (noise sensitive activities) b. Light spill c. Noise d. Setback from Critical Electricity Distribution Infrastructure		
<u>All land use activities</u>		<u>Activity status</u>	<u>Performance standards</u>	
X.	<u>High trip generators:</u> <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}</u>	<u>RD</u>		
Major facility activities		Activity status	Performance standards	
		a. DIA	b. ANIC	
2.	Airport	P	P	i. Minimum mobility 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
9.	Visitor accommodation	P	P	i. Minimum vehicle loading
10.	Tourism advertising	P	P	i. Number and location of tourism signs
11.	Other commercial advertising	P	P	i. Number and location of other commercial advertising signs
12.	All other activities in the commercial activities category	NC	NC	
Residential activities		a. DIA	b. ANIC	Performance standards
13.	Standard residential	NC	Pr	
14.	Working from home	P	Pr	
15.	Supported living facilities	NC	Pr	
Community activities		a. DIA	b. ANIC	Performance standards
16.	Conservation	P	P	
Y.	Healthcare {Change D16}	D	D	
17.	All other activities in the community activities category	NC	NC	
Rural activities		a. DIA	b. ANIC	Performance standards
18.	Farming	P	P	
19.	Grazing	P	P	
20.	All other activities in the rural activities category	NC	NC	
Industrial activities		a. DIA	b. ANIC	Performance standards
21.	All activities in the industrial activities category	D	D	

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. Maximum height c. Number, location and design of ancillary signs
Site development activities		Activity status	Performance standards

2.	Outdoor storage	P	a. Boundary treatments and other landscaping
3.	Service areas	P	a. Location and screening of service areas
4.	Parking, loading and access	P	a. Boundary treatments and other landscaping b. Parking, loading and access standards
5.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements
X.	<u>New or additions to parking areas that result in 50 or more new parking spaces {Change CP1}</u>	RD	a. <u>Boundary treatments and other landscaping</u> b. <u>Parking, loading and access standards</u>
6.	All other site development activities	P	

Rule 24.7 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

24.7.3 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)	a. Effects on the vibrancy, and economic and social success of the CBD and centres	<i>Relevant objectives and policies:</i> i. Objective 24.2.2 ii. Commercial activities ancillary to airport are designed, located and operated to primarily service staff and visitors to the Dunedin International Airport (Policy 24.2.2.5).
2.	Minimum mobility car parking	a. ~~Effects on the safety and efficiency of the transport network~~ {Change CP24} b. Effects on accessibility	See Rule 6.10
3.	Minimum vehicle loading	a. Effects on the safety and efficiency of the transport network	See Rule 6.10

24.7.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
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. Tourism advertising signage in permitted locations is of a size and number that: 1. will not detract from the amenity of the airport as an international gateway, and 2. ensures any adverse effects on the rural amenity outside the Dunedin International Airport Zone are no more than minor (Policy 24.2.2.6).
5. Service station standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10.
X. Number and location of other commercial advertising signs (maximum number of signs or maximum dimensions of signs)	a. Effects on amenity of the airport	<i>Relevant objectives and policies:</i> i. Objective 24.2.2. ii. Other commercial advertising in permitted locations is of a size and number that will not detract from the amenity of the airport as an international gateway (Policy 24.2.2.6.a).
	b. Effects on rural amenity	<i>Relevant objectives and policies:</i> i. Objective 24.2.2. ii. Other commercial advertising in permitted locations is of a size and number that ensures any adverse effects on the rural amenity outside the Dunedin International Airport Zone are no more than minor (Policy 24.2.2.6.b).

Rule 24.8 Assessment of Restricted Discretionary Activities

24.8.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. All ~~H~~ high trip generators: any activities that generate 250 or more vehicle movements a day <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded</u> {Change CP1}	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network	See Rule 6.11
2. Service stations	a. Effects on the safety and efficiency of the transport network b. Effects on accessibility	See Rule 6.11

24.8.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. In the hazard 2 (flood) overlay zones (see Rule 24.3.6): - New buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area - Natural hazards sensitive activities - Natural hazards potentially sensitive activities	a. Risk from natural hazards	See Rule 11.5

24.8.3 Assessment of restricted discretionary development activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
2.	<u>High trip generators:</u> <u>New or additions to parking areas that result in 50 or more new parking spaces</u> {Change CP1}	a. <u>Effects on accessibility</u>	<u>See Rule 6.11</u>
		b. <u>Effects on the safety and efficiency of the transport network</u>	

Rule 24.9 Assessment of Discretionary Activities

24.9.2 Assessment of all discretionary activities

Activity	Guidance on the assessment of resource consents

1. • Healthcare {Change D16} • Office • All activities in the industrial activities category	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.3.1 b. Objective 2.3.2 and Policy 2.3.2.2 c. Objective 2.4.3 and Policy 2.4.3.4 d. Objective 24.2.1 e. Commercial activities ancillary to airport, office, service stations, and visitor accommodation are designed and operated in line with Objective 24.2.2 and its policies (Policy 24.2.1.2). f. Activities that are not ancillary to airport: i. are related to or support the Dunedin International Airport, or have other operational requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Dunedin International Airport; 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 24.2.2 and its policies (Policy 24.2.1.3). <i>Potential circumstances that may support a consent application include:</i> g. 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. 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. <i>Relevant guidance from other sections (priority considerations):</i> j. 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. k. 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. l. 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.

24.9.2 Assessment of all discretionary activities

Activity	Guidance on the assessment of resource consents
2. Subdivision activities	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 24.2.1. b. Subdivision activities do not adversely affect the efficient and effective operation of Dunedin International Airport (Policy 24.2.1.4) <i>Relevant guidance from other sections (priority considerations):</i> c. 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.

Rule 25.3 Activity Status

25.3.1 Rule location

The activity status tables in rules 25.3.3 to 25.3.5 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 and site investigation {Change Earth1}**
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

25.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities	a. NA b. Light spill c. Noise
<u>All land use activities</u>		<u>Activity status</u> <u>Performance standards</u>
X.	High trip generators: New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}	RD
Major facility activities		Activity status Performance standards
2.	Major recreation facility	P a. Minimum mobility 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
Y.	Healthcare {Change D16}	D
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	

25.5.4 Minimum Mobility Car Parking

- Major recreation facility activity must provide a minimum of nine mobility parking spaces. ~~These must be provided either within or on land close to the Edgar Centre Zone.~~ **{Change CP24}**
- NA.
- Activities that contravene this performance standard are restricted discretionary activities.

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

25.8.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
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 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 mobility car parking	a. Effects on accessibility b. ~~Effects on the safety and efficiency of the transport network~~ {Change CP24}	See Rule 6.10

25.8.4 Assessment of development performance standard contraventions			
Performance standard		Matters of discretion	Guidance in the assessment of resource consents
1.	Boundary setbacks	a. Effect on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 25.2.2 ii. 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).

25.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance in the assessment of resource consents
2.	Boundary treatments and other landscaping	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 25.2.2 ii. Development along Portsmouth Drive (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 Portsmouth Drive (Policy 25.2.2.3.a). <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.
3.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5
4.	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 surrounding 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, significant adverse effects on views from 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
5. Number, location and design of ancillary signs	a. Effects on streetscape amenity	<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).
	b. Effects on the safety and efficiency of the transport network	See Rule 6.10
6. Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
7. Setback from coast and water bodies (<u>rules 10.3.3.1 – 10.3.3.5</u>) {Change Res13}	a. In a wāhi tupuna mapped area , effects on cultural values of Manawhenua	See Rule 14.3

25.8.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area, or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Setback from a stormwater open watercourse mapped area (<u>rules 10.3.3.W and 10.3.3.X</u>) {Change Res13}	a. Effects on the efficiency and affordability of infrastructure	See Rule 9.5

Rule 25.9 Assessment of Restricted Discretionary Activities

25.9.X Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. <u>High trip generators:</u> • <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded</u> {Change CP1}	a. <u>Effects on the safety and efficiency of the transport network</u> b. <u>Effects on accessibility</u>	<u>See Rule 6.11</u>

Rule 25.10 Assessment of Discretionary Activities

25.10.2 Assessment of all discretionary activities

Activity	Guidance on the assessment of resource consents

1. All discretionary land use activities listed below: • early childhood education ancillary to major recreation facility • all activities in the industrial activities category • healthcare {Change D16}	<i>Relevant objectives and policies (priority considerations):</i> - Objectives 2.3.1, 2.3.3 - Objective 25.2.1 - Activities that are ancillary to a major recreation facility 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: - 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). <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. <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. - 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. - 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.

Rule 26.3 Activity Status

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, 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 and site investigation {Change Earth1}**
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

26.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities	a. NA b. Light spill c. Noise
<u>All land use activities</u>		<u>Activity status</u> <u>Performance standards</u>
X.	<u>High trip generators:</u> New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}	<u>RD</u>
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 activity	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 shelterbelts and small woodlots setbacks
18.	Landfills	NC	
19.	All other activities in the rural activities category	D	

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

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 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 practicable, 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 rural character	<i>Relevant objectives and policies:</i> i. Objective 26.2.2 ii. Parking areas are landscaped to 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.	Forestry and shelterbelts and small woodlots setbacks	a. Effects on amenity of surrounding properties	See Rule 16.9
		b. Effects on health and safety	See Rule 9.5
		c. Effects on the safety and efficiency of the transport network	See Rule 6.10
4.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5
5.	Affecting a scheduled heritage building or scheduled heritage structure Materials and design	a. Effects on heritage values	See Rule 13.5
6.	Number, location and design of ancillary signs	a. Effects on rural character	<i>Relevant objectives and policies:</i> i. Objective 26.2.2 ii. 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 6.10
7.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10

26.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
8. Setback from coast and water bodies (<u>rules 10.3.3.1 – 10.3.3.5</u>) {Change Res13}	a. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.5
	b. Effects on public access	
	c. In a wāhi tupuna mapped area , effects on cultural values of Manawhenua	See Rule 14.3
	d. Risk from natural hazards	See Rule 11.4
9. Setback from scheduled tree	a. Effect on long term health of tree	See Rule 7.6

26.9.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area, or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. Setback from a stormwater open watercourse mapped area (<u>rules 10.3.3.W and 10.3.3.X</u>) {Change Res13}	a. Effects on the <u>efficiency and affordability of infrastructure</u>	See Rule 9.5

Rule 26.10 Assessment of Restricted Discretionary Activities

26.10.X Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. <u>High trip generators:</u> • <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded</u> {Change CP1}	a. <u>Effects on the safety and efficiency of the transport network</u> b. <u>Effects on accessibility</u>	<u>See Rule 6.11</u>

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 <u>and healthcare activities</u> in the Mercy Hospital Zone. {Change D16}
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 (for land outside the urban biodiversity mapped area) or the Recreation Zone (for land within the urban biodiversity mapped area), so that future development that is not related to hospital activity will 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.

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 and site development {Change Earth1}**
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

27.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. NA b. Light spill c. Noise
All land use activities		Activity status	Performance standards
X.	High trip generators: New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}	RD	
Major facility activities		Activity status	Performance standards
2.	Hospital	P	a. Minimum mobility 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	
Y.	Healthcare {Change D16}	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 {Change D16}	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. Setback from scheduled tree b. Amenity planting area
X.	<u>Performance standards that apply to all buildings and structures activities {Change Res13}</u>		<u>a. Setback from coast and water bodies</u>
Building and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See rows 5 - 11)		Activity status	Performance standards
2.	Fences	P	a. Fence height and design
3.	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 not in accordance with the Mercy Hospital Development Plan (Appendix 27A)	P	a. Small scale buildings and structures b. Number, location and design of ancillary signs
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	P	
6.	Restoration of all scheduled heritage buildings and structures	C	
7.	Earthquake strengthening where external features only are protected	C	
8.	Signs attached to buildings or structures	P	
9.	All other additions and alterations	RD	
10.	Demolition	NC	

11.	Removal for relocation	RD	
Site development activities		Activity status	Performance 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. Screening of parking areas
14.	New or additions to parking areas that result in 50 or more new parking spaces.	RD	a. Screening of parking areas 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)
17.	All other site development activities	P	

27.6.3 Small scale buildings and structures

1. New buildings and structures, and additions and alterations that are not in accordance with the Mercy Hospital Development Plan must:
 - a. not exceed 40m² footprint;
 - b. not exceed 5m in height;
 - c. not be used for clinical services;
 - d. be set back from zone boundaries a minimum of 4.5m, except for fences and ancillary signs;
 - e. have any public entrances to buildings located at least 10m from a boundary adjoining a residential zone; and
 - 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 15.6.6.1C), except:
 - i. a gable end or dormer may project beyond the plane where it is:
 1. no greater than 1m in height measured parallel to the nearest adjacent boundary; and
 2. no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary.
2. Activities that contravene this performance standard are restricted discretionary activities, except contravention of rules 27.6.3.1.a and c are ~~restricted discretionary activities.~~ **{Change Mer1}**

27.6.X Setback from coast and water bodies - to be added **{Change Res13}**

New buildings and structures, additions and alterations, and storage and use of hazardous substances must comply with Rule 10.3.3. **{Change Res13}**

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

27.9.3 Assessment of land use performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Location (ancillary commercial activities)	a. Effects on the vibrancy, and economic and social success of the CBD and centres	<i>Relevant objectives and policies:</i> i. Objective 27.2.2 ii. Ancillary commercial activities are designed, located and operated to primarily serve staff, patients and visitors to Mercy 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 mobility car parking	a. ~~Effects on the safety and efficiency of the transport network~~ {Change CP24}	See Rule 6.10
		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.	Small scale buildings and structures: • Boundary setbacks (Rules 27.6.3.1.d and e) • Height in relation to boundary (Rule 27.6.3.1.f) • Maximum height (Rule 27.6.3.1.b)	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, purpose 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, purpose and size that ensures any adverse effects on neighbouring amenity are avoided or, if avoidance is not practicable, are no more than minor (Policy 27.2.2.1.b.ii).
2.	Screening of parking areas	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 adjacent to a road frontage screens or softens these areas and ensure a high standard of visual amenity where viewed from the road (Policy 27.2.2.3).
3.	Fence height and design	a. Effects on health and safety	See Rule 9.5
		b. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 27.2.2 ii. Fences on road boundaries 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.

27.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5
5.	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.
6.	Affecting a scheduled heritage building or scheduled heritage structure • Materials and design	a. Effects on heritage values	See Rule 13.5
7.	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 visible from outside the zone are located and designed to maintain streetscape amenity (Policy 27.2.2.5).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.10
8.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10

27.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
X. <u>Setback from coast and water bodies (rules 10.3.3.1 – 10.3.3.5)</u> {Change Res13}	a. <u>Effects on biodiversity values and natural character of riparian margins and the coast</u>	See Rule 10.5
	b. <u>Effects on public access</u>	
	c. <u>Risk from natural hazards</u>	See Rule 11.4
9. <u>Setback from scheduled tree</u>	a. <u>Effects on long term health of tree</u>	See Rule 7.6
10. <u>In an urban biodiversity mapped area:</u> • Maximum area of vegetation clearance (UBMA)	a. <u>Effects on biodiversity values</u>	See Rule 10.5

27.9.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area, or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. <u>Setback from a stormwater open watercourse mapped area (rules 10.3.3.W and 10.3.3.X)</u> {Change Res13}	a. <u>Effects on the efficiency and affordability of infrastructure</u>	See Rule 9.5

Rule 27.10 Assessment of Restricted Discretionary Activities

27.10.X Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. <u>High trip generators:</u> • <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded</u> {Change CP1}	a. <u>Effects on the safety and efficiency of the transport network</u> b. <u>Effects on accessibility</u>	<u>See Rule 6.11</u>

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 and site development {Change Earth1}**
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

28.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities	a. NA b. Light spill c. Noise
All land use activities		Activity status Performance standards
X.	High trip generators: New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}	RD
Major facility activities		Activity status Performance standards
2.	Major recreation facility	P a. Minimum mobility 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
Y.	Healthcare {Change D16}	D
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	

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

28.8.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
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 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 mobility car parking	a. ~~Effects on the safety and efficiency of the transport network~~ {Change CP24}	~~See Rule 6.10~~
	b. Effects on accessibility	See Rule 6.10

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. Building and structures are of a height and set back from boundaries to ensure that 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.	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 street is achieved. v. The fence will be screened by landscaping.
		b. Effects on health and safety	See Rule 9.5
4.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5
5.	Location and screening of service areas	a. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 28.2.2 ii. Development maintains or enhances neighbourhood amenity by ensuring service areas are not visible from ground level outside the site (Policy 28.2.2.2).
6.	Maximum building site coverage and impermeable surfaces	a. Effects on efficiency and affordability of infrastructure (stormwater) {CP4}	See Rule 9.5
		X. Effects of stormwater from future development {Change CP4}	

28.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
7.	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 6.10
8.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
9.	In an urban biodiversity mapped area : • Maximum area of vegetation clearance (UBMA)	a. Effects on biodiversity values	See Rule 10.5

Rule 28.9 Assessment of Restricted Discretionary Activities

28.9.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. All ~~H~~ high trip generators, which include: any activities that generate 250 or more vehicle movements a day New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network	See Rule 6.11
2. Early childhood education - large scale	a. Effects on the safety and efficiency of the transport network b. Effects on surrounding sites' residential amenity	See Rule 6.11 <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 practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 28.2.2.7).

Rule 28.10 Assessment of Discretionary Activities

28.10.3 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents

1. Healthcare {Change D16}

Relevant objectives and policies (priority considerations):

- a. Objectives 2.3.1, 2.3.3
- b. Objective 28.2.1
- c. Healthcare activities that are not ancillary to major recreation facility activities:
 - i. are related to or support Moana Pool, or have other operational requirements that mean they need to locate in the zone;
 - ii. will 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 28.2.1.3).

Potential circumstances that may support a consent application include:

- d. Whether any associated development activities meet relevant development performance standards, or are otherwise consistent with relevant objectives and policies for development.
- e. All relevant land use performance standards are met, including noise and light spill standards.

General assessment guidance:

- 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.

Relevant guidance from other sections (priority considerations):

- g. 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.
- h. 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.
- i. 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. {Change D16}

Rule 29.3 Activity Status

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, 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 and site investigation {Change Earth1}**
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

29.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities	a. NA b. Light spill c. Noise d. Minimum mobility car parking	
All land use activities		Activity status	Performance standards
X.	High trip generators: New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}	RD	
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	
6.	Campus-affiliated office	P	
7.	All other activities in the commercial activities category	D	
Community activities		Activity status	Performance standards
8.	Community and leisure - small scale	P	
9.	Community and leisure - large scale	RD	
10.	Early childhood education - small scale	P	
11.	Early childhood education - large scale	RD	

Y.	Healthcare {Change D16}	D	
12.	All other activities in the community activities category	P	
Major facility activities		Activity status	Performance standards
13.	All activities in the major facility activities category	NC	
Residential activities		Activity status	Performance standards
14.	All activities in the residential activities category	NC	
Industrial activities		Activity status	Performance standards
15.	All activities in the industrial activities category	NC	
Rural activities		Activity status	Performance standards
16.	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, location and design of ancillary signs b. Maximum height
Buildings and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See rows 4 - 11)		Activity status	Performance standards
3.	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
4.	Repairs and maintenance	P	
5.	Restoration of a building or structure that has a Heritage New Zealand Category 1 listing as detailed in Appendix A1.1	C	
6.	Restoration of all other scheduled heritage buildings and structures	P	
7.	Earthquake strengthening where external features only are protected	C	a. Materials and design
8.	Signs attached to buildings or structures	P	
9.	All other additions and alterations	RD	
10.	Demolition	NC	

11.	Removal for relocation	RD	
Site development activities		Activity status	Performance standards
12.	Outdoor storage	P	a. Location and screening of outdoor storage
13.	Parking, loading and access	P	a. Parking, loading and access standards
14.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements
X.	New or additions to parking areas that result in 50 or more new parking spaces {Change CP1}	RD	a. <u>Parking, loading and access standards</u>
15.	All other site development activities	P	

Rule 29.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

29.9.3 Assessment of land use performance standard contraventions		
Performance standard	Matters of discretion	Guidance on the assessment of resource consents
2. Minimum mobility car parking	a. Effects on the safety and efficiency of the transport network {Change CP24} b. Effects on accessibility	See Rule 6.10

Rule 29.10 Assessment of Restricted Discretionary Activities

29.10.3 Assessment of restricted discretionary land use activities		
Activity	Matters of discretion	Guidance on the assessment of resource consents
1. All ~~High~~ trip generators, which include: any activities that generate 250 or more vehicle movements a day New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network	See Rule 6.11
2. - Early childhood education - large scale - Community and leisure - large scale	a. Effects on the safety and efficiency of the transport network	See Rule 6.11

29.10.4 Assessment of restricted discretionary development activities

Activity		Matters of discretion	Guidance on the assessment of resource consents
1.	Activities affecting a scheduled heritage building or scheduled heritage structure : - 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
2.	<u>High trip generators</u> : <u>New or additions to parking areas that result in 50 or more new parking spaces {Change CP1}</u>	a. <u>Effects on accessibility</u> b. <u>Effects on the safety and efficiency of the transport network</u>	See Rule 6.11

Rule 29.11 Assessment of Discretionary Activities

29.11.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents

1. All discretionary land use activities which include: • Healthcare {Change D16} • Commercial activities (except conference, meeting and function, entertainment and exhibition, campus-affiliated office, commercial advertising and training and education)	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 2.3.1, 2.3.3 b. Objective 2.3.2 and Policy 2.3.2.2 c. Objective 2.4.3 and Policy 2.4.3.4 d. Objective 29.2.1 e. Activities that are not provided for: i. are related to or necessary to support the Otago Museum, or have other operational requirements that mean they need to locate in the zone; ii. support the efficient and effective operation of Otago Museum; 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 29.2.2 and its policies (Policy 29.2.1.3). <i>Potential circumstances that may support a consent application include:</i> f. 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 assessment of performance standard contraventions). g. All relevant land use performance standards are met, including noise and light spill standards. <i>General assessment guidance:</i> h. 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. <i>Relevant guidance from other sections (priority considerations):</i> 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. j. 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. k. 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.

Rule 30.3 Activity Status

30.3.1 Rule location

The activity status tables in rules 30.3.3 to 30.3.5 specify the activity status of land use activities, development activities, and subdivision activities in the Port 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 and site investigation {Change Earth1}**
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

30.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. NA b. Light spill
All land use activities		Activity status	Performance standards
X.	High trip generators: • New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}	RD	
Major facility activities		Activity status	Performance standards
2.	Port	P	a. Port Noise Management
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
Commercial activities		Activity status	Performance standards
5.	All activities in the commercial activities category	NC	
Community activities		Activity status	Performance standards
6.	Community and leisure - small scale	P	
7.	All other activities in the community activities category	NC	
Rural activities		Activity status	Performance standards

8.	All activities in the rural activities category	NC	
Residential activities		Activity status	Performance standards
9.	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 and design of ancillary signs X. Setback from Critical Electricity Distribution Infrastructure
Site development activities		Activity status	Performance standards
2.	Outdoor storage	P	a. Location of outdoor storage (fertiliser, woodchips and logs) b. Maximum height
3.	Parking, loading and access	P	a. Parking, loading and access standards
X.	New or additions to parking areas that result in 50 or more new parking spaces {Change CP1}	RD	a. <u>Parking, loading and access standards</u>
4.	All other site development activities	P	

30.6.1 Location of Outdoor Storage

- Woodchips and logs must not be stored in the **port wood exclusion mapped area** (see Figure 30.6.1A).
- Fertiliser must not be stored outside, or in a building that is not fully enclosed.
- Materials must be stored in a way that prevents materials contaminating any off-site area.

- Activities that contravene this performance standard are restricted discretionary activities. **{Change Port1}**

Rule 30.9 Assessment of Restricted Discretionary Activities

30.9.X Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. <u>High trip generators:</u> • <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded</u> {Change CP1}	a. <u>Effects on the safety and efficiency of the transport network</u> b. <u>Effects on accessibility</u>	<u>See Rule 6.11</u>

30.9.Y Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. <u>High trip generators:</u> • <u>New or additions to parking areas that result in 50 or more new parking spaces</u> {Change CP1}	a. <u>Effects on accessibility</u> b. <u>Effects on the safety and efficiency of the transport network</u>	<u>See Rule 6.11</u>

Rule 31.3 Activity Status

31.3.1 Rule location

The activity status tables in rules 31.3.3 to 31.3.5 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 and site investigation {Change Earth1}**
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

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. NA c. Light spill d. Noise e. Setback from National Grid (National Grid sensitive activities only) f. Hours of operation
<u>All land use activities</u>		<u>Activity status</u> <u>Performance standards</u>
X.	<u>High trip generators:</u> <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}</u>	<u>RD</u>
Major facility activities		Activity status Performance standards
2.	Schools	P a. Minimum mobility 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.	Community and leisure - small scale	P
7.	Community and leisure - large scale	RD
Y.	<u>Healthcare {Change D16}</u>	<u>D</u>

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 mobility 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	

31.3.4 Activity status table - development activities

1.	Performance standards that apply to all development activities	a. Maximum building site coverage and impermeable surfaces b. 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. Natural hazards performance standards f. Setback from coast and water bodies g. Setback from National Grid	
Buildings and structures activities (excluding activities affecting a protected part of a scheduled heritage building or scheduled heritage structure. See rows 5 - 12)		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	P	
6.	Restoration of a building or structure that has a Heritage New Zealand Category 1 listing as detailed in Appendix A1.1	C	
7.	Restoration of all other scheduled heritage buildings and structures	P	
8.	Earthquake strengthening where external features only are protected	C	a. Materials and design
9.	Signs attached to buildings or structures	P	
10.	All other additions and alterations	RD	
11.	Demolition	NC	
12.	Removal for relocation	RD	
Site development activities		Activity status	Performance standards
13.	Service areas	P	a. Location and screening of service areas
14.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements b. Setback from coast and water bodies
15.	Parking, loading and access	P	a. Parking, loading and access standards
16.	Vegetation clearance	P	a. Maximum area of vegetation clearance (UBMA)
X.	<u>New or additions to parking areas that result in 50 or more new parking spaces {Change CP1}</u>	RD	a. <u>Parking, loading and access standards</u>
17.	All other site development activities	P	

Rule 31.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

31.9.3 Assessment of land use performance standard contraventions			
Performance standard		Matters of discretion	Guidance on the assessment of resource consents
2.	Hours of operation	a. Effects on surrounding sites' residential amenity	<i>Relevant objectives and policies:</i> i. Objective 31.2.2 ii. Conference, meeting and function and use of schools' sports fields avoid or, if avoidance is not practicable, adequately mitigate, noise and other adverse effects on the amenity of surrounding residential properties (Policy 31.2.2.6). <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 mobility car parking	a. Effects on the safety and efficiency of the transport network {Change CP24} b. Effects on accessibility	See Rule 6.10

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. 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 practicable, 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.	Fence height and design	a. Effects on neighbourhood amenity	<i>Relevant objectives and policies:</i> i. Objective 31.2.2 ii. Fences adjoining roads or public places 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 9.5
3.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5

31.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resources consents
4.	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).
5.	Affecting a scheduled heritage building or scheduled heritage structure • Materials and design	a. Effects on heritage values	See Rule 13.5
6.	Maximum building site coverage and impermeable surfaces	a. Effects on efficiency and affordability of infrastructure (stormwater) {Change CP4} X. Effects of <u>stormwater from future development</u> {Change CP4}	See Rule 9.5
7.	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 visible 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 31.2.2.4).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.10

31.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resources consents
8. Setback from coast and water bodies (rules 10.3.3.1 – 10.3.3.5) {Change Res13}	a. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.5
	b. Effects on public access	See Rule 10.5
	c. Risk from natural hazards	See Rule 11.4
9. Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6
10. Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10

31.9.6 Assessment of restricted discretionary performance standard contraventions in a mapped area

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. In a wāhi tūpuna mapped area : • Setback from coast and water bodies	a. Effects on cultural values of Manawhenua	See Rule 14.3
2. In an urban biodiversity mapped area : • Maximum area of vegetation clearance (UBMA)	a. Effects on biodiversity values	See Rule 10.5
3. In a hazard overlay zone: • Relocatable buildings (Hazard 3 (coastal) Overlay Zone) • Maximum area of vegetation clearance in the hazard overlay zones (Hazard 1 or 2 (land instability) overlay zones) • Hazardous substances quantity limits and storage requirements	a. Risk from natural hazards	See Rule 11.4
4. Setback from a stormwater open watercourse mapped area (rules 10.3.3.W and 10.3.3.X) {Change Res13}	a. Effects on the efficiency and affordability of infrastructure	See Rule 9.5

Rule 31.10 Assessment of Restricted Discretionary Activities

31.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. ~~All High trip generators:~~ ~~any activities that generate 250 or more vehicle movements a day~~ <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded</u> {Change CP1}	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network	See Rule 6.11
2. - 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 6.11 <i>Relevant objectives and policies:</i> - Objective 31.2.2 - Early childhood education - large scale and community and leisure - large scale is designed to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 31.2.2.5).

31.10.3 Assessment of restricted discretionary development activities

Activity	Matters of discretion	Guidance on the assessment of resource consents

1.	In the Hazard 2 (flood) Overlay Zone (see Rule 31.3.6): • New buildings and additions and alterations to buildings that create within any two calendar-year period more than 60m² of new ground floor area • Natural hazards sensitive activities • Natural hazards potentially sensitive activities	a. Risk from natural hazards	See Rule 11.5
2.	Activities affecting a scheduled heritage building or scheduled heritage structure: • 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
3.	<u>High trip generators:</u> • <u>New or additions to parking areas that result in 50 or more new parking spaces</u> {Change CP1}	a. <u>Effects on accessibility</u> b. <u>Effects on the safety and efficiency of the transport network</u>	See Rule 6.11

Rule 31.11 Assessment of Discretionary Activities

31.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resource consents
1. All discretionary land use activities listed below: • sport and recreation involving the use of motorised vehicles • healthcare {Change D16}	<i>Relevant objectives and policies (priority considerations):</i> - Objectives 2.3.1, 31.2.1 - Activities that are not ancillary to schools: - 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. <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. - 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. - 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.

Rule 32.3 Activity Status

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 and site investigation {Change Earth1}**
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

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. Light spill c. Noise
<u>All land use activities</u>		<u>Activity status</u>	<u>Performance standards</u>
X.	<u>High trip generators:</u> • <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}</u>	<u>RD</u>	
Major facility activities		Activity status	Performance standards
2.	Major recreation facility	P	a. Minimum mobility 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.	Community and leisure within a hazard facility mapped area	NC	
Y.	<u>Healthcare within a hazard facility mapped area {Change D16}</u>	<u>NC</u>	
Z.	<u>Healthcare outside a hazard facility mapped area {Change D16}</u>	<u>D</u>	

6.	All other activities in the community activities category outside a hazard facility mapped area	P	
Commercial activities		Activity status	Performance standards
7.	Commercial activities ancillary to major recreation facility activity	P	a. Location
8.	Visitor accommodation outside a hazard facility mapped area	D	
9.	Visitor accommodation within a hazard facility mapped area	NC	
10.	Office outside a hazard facility mapped area	D	
11.	Office within a hazard facility mapped area	NC	
12.	Stand-alone car parking	P	
13.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
14.	All activities in the residential activities category	NC	
Industrial activities		Activity status	Performance standards
15.	All activities in the industrial activities category	NC	
Rural activities		Activity status	Performance standards
16.	All activities in the rural activities category	NC	

Rule 32.8 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

32.8.3 Assessment of land use performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
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 32.2.1 ii. Ancillary commercial activities are designed, located and operated to primarily serve staff and visitors to the Forsyth Barr Stadium (Policy 32.2.2.6).
3. Minimum mobility car parking	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network {Change CP24}	See Rule 6.10

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. Development along Ravensbourne Road (amenity route mapped area) provides a high level of streetscape amenity by setting back buildings an adequate distance 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.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5
5.	Maximum height (buildings no greater than 47m in height)	a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 32.2.2 ii. 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 (Policy 32.2.2.2).

32.8.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
6. Number, location and design of ancillary signs	a. Effects on amenity of surrounding area	<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).
	b. Effects on the safety and efficiency of the transport network	See Rule 6.10
7. Setback from coast and water bodies (<u>rules 10.3.3.1 – 10.3.3.5</u>) { Change Res13 }	a. Effects on public access	See Rule 10.5
	b. Effects on biodiversity values and natural character of riparian margins and the coast	
	c. Risk from natural hazards	See Rule 11.4
	d. In a wāhi tupuna mapped area , effects on cultural values of Manawhenua	See Rule 14.3
8. Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10

32.8.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area, or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents

1.	<u>Setback from a stormwater open watercourse mapped area</u> (rules 10.3.3.W and 10.3.3.X) {Change Res13}	a. <u>Effects on the efficiency and affordability of infrastructure</u>	<u>See Rule 9.5</u>

Rule 32.9 Assessment of Restricted Discretionary Activities

32.9.X Assessment of restricted discretionary land use activities			
<u>Activity</u>		<u>Matters of discretion</u>	<u>Guidance on the assessment of resource consents</u>
1.	<u>High trip generators:</u> • <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded</u> {Change CP1}	a. <u>Effects on the safety and efficiency of the transport network</u> b. <u>Effects on accessibility</u>	<u>See Rule 6.11</u>

Rule 32.10 Assessment of Discretionary Activities

32.10.2 Assessment of discretionary activities

Activity	Guidance on the assessment of resource consents
1. All discretionary activities which include: • Visitor accommodation outside a hazard facility mapped area • Office outside a hazard facility mapped area • Healthcare outside a hazard facility mapped area {Change D16}	<i>General assessment guidance:</i> a. Objective 2.3.2 and Policy 2.3.2.2 b. Objective 2.4.3 and Policy 2.4.3.4 c. 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. d. Objective 32.2.1 e. 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). <i>Relevant guidance from other sections (priority considerations):</i> 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. 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. h. 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.

Rule 33.3 Activity Status

33.3.1 Rule location

The activity 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 and site investigation {Change Earth1}**
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

33.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. Acoustic insulation b. Light spill c. Noise
All land use activities		Activity status	Performance standards
X.	<u>High trip generators:</u> New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}	RD	
Major facility activities		Activity status	Performance standards
2.	Taieri Aerodrome	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 or industry {Change D9}	P	a. Maximum gross floor area (retail ancillary to industry)
7.	Restaurants ancillary to Taieri Aerodrome or industry	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 mobility car parking b. Minimum vehicle loading

33.5.5 Maximum Gross Floor Area

33.5.5 Maximum Gross Floor Area - to be deleted {Change D9}

1. The gross floor area used for retailancillary to industry must not exceed 10% of the gross floor area of the premises.
2. Activities that contravene this performance standard are restricted discretionary activities. **{Change D9}**

Rule 33.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

33.9.3 Assessment of land use performance standard contraventions			
Performance standard	Matters of discretion	Guidance on the assessment of resource consents	
2. - Hours of operation - Maximum gross floor area {Change D9}	a. Effects on the vibrancy, and economic and social success of the CBD and centres	<i>Relevant objectives and policies:</i> i. Objective 33.2.1 33.2.2 {Change Tai1} ii. Ancillary commercial activities are designed, located and operated to primarily to serve users of staff and visitors to the Taieri Aerodrome (Policy 33.2.2.4). {Change Tai1}	
3. Minimum mobility car parking	a. Effects on the safety and efficiency of the transport network {Change CP24} b. Effects on accessibility	See Rule 6.10	
4. Minimum vehicle loading	a. Effects on the safety and efficiency of the transport network	See Rule 6.10	

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).	
2. Hazardous substance quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5	
3. 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).	

33.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
4. 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 6.10
5. Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
6. Setback from coast and water bodies (<u>rules 10.3.3.1 – 10.3.3.5</u>) {Change Res13}	a. Effects on biodiversity values and natural character of the coast and riparian margins	See Rule 10.5
	b. Effects on public access	See Rule 10.5
	c. Risk from natural hazards	See Rule 11.4

33.9.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. In the Taieri Aerodrome flight fan mapped area : • Maximum height (Rule 16.6.5.3)	a. Effects on health and safety	See Rule 9.5
2. In a hazard overlay zone • Hazardous substances quantity limits and storage requirements	a. Risk from natural hazards	See Rule 11.4
3. Affecting a scheduled heritage building or scheduled heritage structure • Materials and design	a. Effects on heritage values	See Rule 13.5

33.9.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area or affecting a scheduled item

Activity	Matters of discretion	Guidance on the assessment of resource consents
4. <u>Setback from a stormwater open watercourse mapped area</u> (rules 10.3.3.W and 10.3.3.X) {Change Res13}	<u>a. Effects on the efficiency and affordability of infrastructure</u>	<u>See Rule 9.5</u>

Rule 33.10 Assessment of Restricted Discretionary Activities

33.10.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. ~~All~~ <u>High trip generators:</u> <u>any activities that generate 250 or more vehicle movements a day</u> <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded</u> {Change CP1}	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network	See Rule 6.11
2. Emergency services	a. Effects on the safety and efficiency of the transport network b. Positive effects for natural hazard resilience	See Rule 6.11 <i>Relevant objectives and policies:</i> i. Policy 2.2.1.11

Rule 33.12 Assessment of Non-complying Activities

33.12.2 Assessment of all non-complying activities

Activity	Guidance on the assessment of resource consents
1. All non-complying land use activities listed below: - all activities in the major facility activities category (except Taieri Aerodrome, Airport, and emergency services) - all activities in the commercial activities category (except retail or restaurants ancillary to Taieri Aerodrome, or restaurants ancillary to industry) {Change D9} - all activities in the residential activities category - landfills	<i>Relevant objectives and policies (priority considerations):</i> a. Objectives 2.3.1, 2.3.3 b. Objective 2.3.2 and Policy 2.3.2.2 c. Objective 2.4.3 and Policy 2.4.3.4 d. Objective 33.2.1 and Policy 33.2.1.3 <i>General assessment guidance:</i> e. 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. f. 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> g. See Section 6.13 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. h. See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety. i. 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.

34.1 Introduction

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 that include 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 University of Otago and Otago Polytechnic generate significant traffic and parking demand from staff, students, and visitors to the campus. These activities place pressure on on-street parking resources, thereby competing with the needs of residents and road users, 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 are provided for through other defined activities definitions, for example training and education activity, as well as in the **Campus mapped area**. The **Campus mapped area** extends across an area of the University of Otago Campus that is included in the Suburban Centre Zone that extends along Albany Street to enable the University of Otago's student services and retail hub in the Information Services Building/University Union complex. The **Campus mapped area** also extends along the northern end of the Steamer Basin in the Harbourside Edge Zone to facilitate redevelopment of that space.

Within the Campus Zone sport and recreation, entertainment and exhibition, training and education, conference, meeting and function, standard residential, visitor accommodation and campus-affiliated office activities are also provided for, as well as a limited range of retail activity and restaurants where they are ancillary to campus activities, and retail ancillary to industry. Performance standards apply within the Campus Zone which appropriately manage adverse effects within the zone and on the surrounding environment. **{Change D9}**

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, training and education activities; and b. visitor accommodation, student hostels, early childhood education, community and leisure, <u>healthcare</u> and sport and recreation activities; and {Change D16} c. industry activity and retail ancillary to industry; {Change D9} where the effects of these activities will 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 not ancillary to campus activity, office (other than campus-affiliated office, ~~registered health practitioners~~ and training and education) and supported living facilities (other than student hostels) where: {Change D16} 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 activity; 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 activities: a. if they are intended and/or capable of being used for standard residential activity, and they are in accordance with the objectives, policies and rules of the residential zones; or b. if they are necessary for the efficient and effective operation of campus activity; or c. if they are necessary for the disposal of surplus land in accordance with Policy 2.3.1.6.

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
34.2.1.8
{Change D9}

Limit the scale of retail ancillary to industry to a size that:

- a. is clearly subordinate to and part of the operation of the primary industry activity;
- b. does not conflict with objectives 2.3.2 and 2.4.3; and
- c. does not create adverse effects on other industrial activities, for example from traffic, parking, or reverse sensitivity.

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 and site investigation **{Change Earth1}**
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

34.3.3 Land Use Activity Status Table

1.	Performance standards that apply to all land use activities		a. Acoustic insulation (noise sensitive activities) b. Light spill c. Noise
<u>All land use activities</u>		<u>Activity status</u>	<u>Performance standards</u>
X.	<u>High trip generators:</u> New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}	RD	
Major facility activities		Activity status	Performance standards
2.	Campus	P	a. Minimum mobility 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 mobility car parking
5.	Sport and recreation	P	a. Minimum mobility car parking
6.	Conservation	P	
7.	Community and leisure - small scale	P	a. Minimum mobility car parking
8.	Community and leisure - large scale	RD	a. Minimum mobility car parking
Y.	<u>Healthcare {Change D16}</u>	P	a. <u>Minimum mobility car parking</u>
Commercial activities		Activity status	Performance standards
9.	Ancillary licensed premises	Same activity status as underlying activity	
10.	Entertainment and exhibition	P	a. Minimum mobility car parking
11.	Conference, meeting and function	P	a. Minimum mobility car parking
12.	Dairies	P	a. Maximum gross floor area
13.	Campus-affiliated office	P	
14.	<u>Registered health practitioners {Change D16}</u>	P	a. <u>Minimum mobility car parking</u>
15.	Training and education	P	
16.	All other office activity	D	
17.	<u>Retail ancillary to industry {Change D9}</u>	P	a. <u>Maximum gross floor area</u>
18.	Retail and restaurants ancillary to campus	P	a. Location

19.	Restaurants not ancillary to campus	D	
20.	Retail not ancillary to campus	NC	
21.	Stand-alone car parking	P	
22.	Commercial advertising	NC	
23.	Visitor accommodation	RD	a. Density b. Minimum vehicle loading
24.	All other activities in the commercial activities category	NC	
Residential activities		Activity status	Performance standards
25.	Standard residential	P	a. <u>Density</u> b. <u>Outdoor living space</u> c. <u>Service areas {Change CM1}</u>
26.	Student hostels	C	
27.	Working from home	P	a. Maximum gross floor area b. Minimum mobility car parking
28.	Other supported living facilities	D	
Industrial Activities		Activity status	Performance standards
29.	Industry	P	a. Location b. Minimum mobility car parking
Rural activities		Activity status	Performance standards
30.	All activities in the rural activities category	NC	

34.3.4 Development Activity Status Table

1.	Performance standards that apply to all development activities		a. Boundary treatments and other landscaping b. Setback from scheduled tree c. Maximum building site coverage and impermeable surfaces
2.	Performance standards that apply to all buildings and structures activities		a. Boundary setbacks b. Firefighting c. Height d. Natural hazards performance standards e. Setback from coast and water bodies
All buildings and structures activities not covered in rows below		Activity status	Performance standards
3.	Signs attached to buildings and structures	P	a. Number, location and design of ancillary signs
4.	All other buildings and structures activities not covered in rows 5 to 20 below	P	a. Fence height and design b. Number, location and design of ancillary signs
Buildings and structures activities in a heritage precinct that are visible from an adjoining public place		Activity status	Performance standards
5.	New buildings	RD	
6.	Earthquake strengthening or restoration of a character-contributing building or non-protected part of a scheduled heritage building	P	a. Materials and design
7.	Demolition or removal for relocation of a character-contributing building or non-protected part of a scheduled heritage building	RD	
8.	All other additions and alterations to a character-contributing building or non-protected part of a scheduled heritage building (other than signs attached to buildings or structures)	RD	
9.	Additions and alterations to a non character-contributing building that: - increase the footprint of the building by 10m² or more - increase the height of the building by more than 2m; or - replace a pitched roof with a mono-pitch roof.	C	

10.	New retaining walls greater than 1m high	RD	
11.	All other new structures that are greater than 2.5m tall or have a footprint of 2m ² or more	RD	a. Number, location and design of ancillary signs
Buildings and structures activities that affect a protected part of a scheduled heritage building or scheduled heritage structure		Activity status	Performance standards
12.	Repairs and maintenance	P	
13.	Restoration of a building or structure that has a Heritage New Zealand Category 1 listing as detailed in Appendix A1.1	C	
14.	Restoration of all other scheduled heritage buildings and structures	P	
15.	Earthquake strengthening where external features only are protected	C	a. Materials and design
16.	All other additions and alterations (other than signs attached to buildings or structures)	RD	
17.	Demolition	NC	
18.	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
19.	New structures that are greater than 2.5m high or have a footprint of 2m ² or more	RD	a. Number, location and design of ancillary signs
20.	New buildings	RD	
21.	Parking, loading and access	RD	a. Parking, loading and access standards
Site development activities in all areas (except as covered by rows 19 to 21 above)		Activity status	Performance standards
22.	Outdoor storage	P	a. Location and screening of outdoor storage
23.	Parking, loading and access	P	a. Parking, loading and access standards
24.	Storage and use of hazardous substances	P	a. Hazardous substances quantity limits and storage requirements b. Setback from coast and water bodies
X.	<u>New or additions to parking areas that result in 50 or more new parking spaces {Change CP1}</u>	RD	a. <u>Boundary treatments and other landscaping</u> b. <u>Parking, loading and access standards</u>

25.	All other site development activities	P	

34.3.5 Subdivision Activity Status Table

Subdivision activities	Activity status	Performance standards
1. Subdivision activities	RD	a. Access b. Esplanade reserves and strips c. Firefighting {Change PHS1} d. Service connections e. Shape

34.5.4 Maximum Gross Floor Area

34.5.4.2 Maximum gross floor area of retail ancillary to industry

- Retail ancillary to industry must not occupy more than 10% of the gross floor area of the industry activity.
- Activities that contravene this performance standard are restricted discretionary activities. **{Change D9}**

34.5.7 Density

X. Standard residential activity must comply with the density performance standard for the Inner City Residential Zone in Rule 15.5.2 **{Change CM1}**

- Visitor accommodation in the Campus Zone must not exceed a maximum development potential per site of 1 habitable room per 45m².
- Visitor accommodation that contravenes the performance standard for density is a discretionary activity.

Note 34.5.7A - General advice

- Maximum development potential may not be achievable on all sites as site size, shape, topography, and design will all influence development potential.
- For the avoidance of doubt, the density performance standard applies to the use of land for visitor accommodation irrespective of whether a building is being used or not. Furthermore, visitor accommodation in a movable building (e.g. a tiny home on wheels or a caravan) must comply with the density performance standard irrespective of whether the movable building is a registered vehicle, or its status as a 'building' under the Building Act 2004. **{Change Res7}**

34.5.Z Outdoor Living Space - to be added **{Change CM1}**

Standard residential activity must comply with the outdoor living space performance standard for the Inner City Residential Zone in Rule 15.5.11. **{Change CM1}**

34.5.AA Service Areas - to be added **{Change CM1}**

Standard residential activity must comply with Rule 15.5.12. **{Change CM1}**

34.7.3 Firefighting

34.7.3 Firefighting {Change PHS1}

Subdivision activities must comply with Rule 9.3.3. {Change PHS1}

34.7.5 Shape

1. Each resultant site that is intended to be developed must be of a size and shape that:
 - X. ensures all existing development meets the performance standards of the Plan as if it were new, except in relation to pre-existing boundaries; and
 - Y. is large enough to contain a building platform of at least 100m² that meets the requirements in 34.7.5.2 and that enables the performance standards of this Plan to be met, except that this requirement does not apply to resultant sites that contain one or more existing buildings with a gross floor area of 100m² or more, including, but not limited to:
 - a. setbacks from boundaries, water bodies, scheduled trees; and
 - b. esplanade reserves or strips.
2. The Building platforms required by Rule 34.7.5.1.Y must:
 - X. have an area of at least 100m²;
 - Y. have a slope of 12° (1:4.7 or 21%) or less; and must not contain:
 - a. scheduled heritage buildings or scheduled heritage structures; or
 - b. not contain right-of-way easements.
- X. The performance standards relevant to Rule 34.7.5.1 include, but are not limited to:
 - a. outdoor living space;
 - b. building site coverage and impermeable surfaces;
 - c. setbacks from boundaries, water bodies, and scheduled trees; and
 - d. esplanade reserves and strips.
3. For unreticulated areas, resultant sites must provide for a wastewater disposal area to be located at least 50m from any water body and Mean High Water Springs.
4. Sites created and used solely for the following purposes are exempt from the shape performance standard:
 - a. ~~S~~scheduled ASBV or QEII covenant;
 - X. conservation covenant with the Department of Conservation or a local government agency;
 - Y. protected private land agreement under the Reserves Act 1977;
 - Z. a heritage covenant with Heritage New Zealand Pouhere Taonga;
 - AA. protection of a scheduled heritage site, scheduled heritage building or scheduled heritage structure in Appendix A1.1;
 - b. reserve;
 - c. access;
 - d. network utility; or
 - e. road.
5. Activities that contravene this performance standard are restricted discretionary activities. {Change CP8}

Note 34.7.5A – Other requirements outside of the District Plan {Change CP8}

1. The discharge of human sewage through on-site wastewater treatment systems is managed by rules in the Regional Plan: Water for Otago. Resource consent may be required from the Otago Regional Council for new systems. The rules in the Regional Plan: Water for Otago should be considered when designing a subdivision in an unreticulated area. {Change CP8}

Rule 34.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

34.9.3 Assessment of land use performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
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 character and amenity of the Campus Zone	<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 activity, 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.

34.9.3 Assessment of land use performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Minimum mobility car parking	a. Effects on the safety and efficiency of the transport network {Change CP24} b. Effects on accessibility	See Rule 6.10
5.	Maximum gross floor area (retail ancillary to industry) {Change D9}	a. Effects on the vibrancy, and economic and social success of the CBD and centres b. Effects on ability of other industrial activities to operate	<i>Relevant objectives and policies:</i> i. Objective 34.2.1. ii. The size of retail ancillary to industry: 1. is clearly subordinate to and part of the operation of the primary industry activity; 2. does not conflict with objectives 2.3.2 and 2.4.3; and 3. does not create adverse effects on other industrial activities, for example from traffic, parking, or reverse sensitivity (Policy 34.2.1.8).
6.	Minimum vehicle loading	a. Effects on the safety and efficiency of the transport network	See Rule 6.10.
Z.	Density - (Rule 15.5.2.4) <u>all residential buildings are able to meet the specified performance standards</u> {Change CM1}	a. Effects on on-site amenity	See Rule 15.10
AA.	Density - standard residential in ICR Zone (Rule 15.5.2.5.d) {Change CM1}	a. Effects on efficiency and affordability of infrastructure	See Rule 15.10
AB.	Outdoor living space {Change CM1}	a. Effects on on-site amenity for residents	See Rule 15.10
AC.	Service areas {Change CM1}	a. Effects on on-site amenity for residents	See Rule 15.10

34.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
1.	- Boundary setbacks - Maximum height - buildings and structures less than 40m (Rule 34.6.6.2.d) - Height in relation to boundary	a. Effects on surrounding sites' residential amenity	<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 or minimises, as far as practicable, significant adverse wind effects (Policy 34.2.2.1). iii. Buildings greater than 25m 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 (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.
		a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 34.2.2 ii. Development activities maintain a reasonable level of visual and environmental amenity adjacent to public roads (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.
		a. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 34.2.2 ii. Fences are 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.
3.	Fence height and design	b. Effects on the amenity of the campus	
		c. Effects on health and safety	See Rule 9.5

34.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Firefighting	a. Effects on health and safety	See Rule 9.5
5.	In a hazard overlay zone: • Relocatable buildings (Hazard 3 (coastal) Overlay Zone)	a. Risk from natural hazards	See Rule 11.4
6.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5
7.	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).
8.	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)	See Rule 13.5

34.9.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
9. Maximum building site coverage and impermeable surfaces	a. Effects on neighbourhood residential character and amenity	See Rule 15.10
	b. Effects on on-site amenity for residents	
	c. Effects on efficiency and affordability of infrastructure (stormwater) {Change CP4}	
	d. Effects of stormwater from future development {Change CP4}	
10. Number, location and design of ancillary signs	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
	b. Effects on streetscape amenity	<i>Relevant objectives and policies:</i> i. Objective 34.2.2. 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 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).
11. In a heritage precinct : • Fence height and design • Materials and design • Maximum height (except Rule 34.6.6.2.e) • Height in relation to boundary	a. Effects on heritage streetscape character	See Rule 13.5

34.9.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
12.	Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10
13.	Setback from scheduled tree	a. Effects on long term health of tree	See Rule 7.6
14.	Setback from coast and water bodies (<u>rules 10.3.3.1 – 10.3.3.5</u>) {Change Res13}	a. Effects on biodiversity values and natural character of riparian margins and the coast	See Rule 10.5
		b. Effects on public access	See Rule 10.5
		c. Risk from natural hazards	See Rule 11.4

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 6.10
2.	Esplanade reserves and strips	a. Effects on biodiversity values and natural character values of riparian margins and the coast.	See Rule 10.5
		b. Effects on public access	
3.	Firefighting {Change PHS1}	a. Effects on health and safety	See Rule 9.5
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 (<u>see also relevant rows below</u>) {Change CP8}	<i>Relevant objectives and policies:</i> a. Objective 2.4.1 b. <u>The Ssubdivision is designed to ensure any existing or future land use or development of the resultant site is able to meet the performance standards in the zone, provide for a wastewater disposal area away from water bodies where in an unreticulated area, and, where in a structure plan mapped area, reflect the requirements of the structure plan mapped area performance standards, unless:</u> 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 <u>infrastructure, reserves, access, protection of biodiversity or heritage, or another purpose specified in the shape performance standard for the zone:</u> 1. <u>Scheduled ASBV; QEII covenant; or</u> 2. <u>reserve; or</u> 3. <u>access; or</u> 4. <u>utility; or</u> 5. <u>road (Policy 2.4.1.8).</u> <i>General assessment guidance:</i> c. <u>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:</u> i. <u>boundary setbacks;</u> ii. <u>setback from scheduled tree; and</u> iii. <u>setbacks from water bodies.</u> 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). {Change CP8}</u> <i>Conditions that may be imposed include:</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.	

34.9.5 Assessment of subdivision performance standard contraventions

Performance standard	Matters of discretion	Guide on the assessment of resource consents
X. <u>Shape – resultant site size and shape provides for compliance with other performance standards (rules 34.7.5.1 and 34.7.5.2)</u> {Change CP8}	a. <u>Apply the matters of discretion for the performance standard that would be contravened</u>	<u>General assessment guidance:</u> i. <u>See Rule 34.9 for the assessment guidance relevant to the performance standard that would be contravened.</u>
Y. <u>Shape – wastewater disposal area (Rule 34.7.5.3)</u> {Change CP8}	a. <u>Effects on efficiency and affordability of infrastructure (wastewater)</u>	<u>See Rule 9.5</u>

34.9.6 Assessment of restricted discretionary performance standard contraventions in an overlay zone, mapped area, or affecting a scheduled item

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
1. <u>Setback from a stormwater open watercourse mapped area (rules 10.3.3.W and 10.3.3.X)</u> {Change Res13}	a. <u>Effects on the efficiency and affordability of infrastructure</u>	<u>See Rule 9.5</u>

Rule 34.10 Assessment of Restricted Discretionary Activities

34.10.3 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. All ~~High~~ trip generators, which include: ~~Any activities that generate 250 or more vehicle movements a day~~<u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded</u> {Change CP1}	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network	See Rule 6.11
2. - Early childhood education - Community and Leisure - large scale - Visitor accommodation	a. Effects on the safety and efficiency of the transport network	See Rule 6.11
X. Visitor accommodation	a. Effects on surrounding sites' residential amenity b. Effects on accessibility	<i>Relevant objectives and policies:</i> i. Objective 34.2.2. ii. Visitor accommodation is designed and located to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 34.2.2.X). <i>Potential circumstances that may support a consent application include:</i> iii. Communal outdoor gathering areas are located or screened to minimise effects on adjacent residential properties.
	b. Effects on accessibility	See Rule 6.11.

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 restricted discretionary activities due to being in a heritage precinct	a. Effects on heritage streetscape character	See Rule 13.6
		X. Effects on the efficient and effective operation of the Otago University and the Otago Polytechnic	<i>Relevant objectives and policies:</i> i. Objective 34.2.1. ii. Campus activity is enabled within the Campus Zone (Policy 34.2.1.1).
2.	Activities affecting a scheduled heritage building or scheduled heritage structure: - 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
3.	Activities affecting a scheduled heritage site: - New buildings and structures on a scheduled heritage site, where visible from an adjoining public place or a publicly accessible place within the site - Parking, loading and access on a scheduled heritage site, where visible from an adjoining public place or a publicly accessible place within the site	a. Effects on heritage values	See Rule 13.6
4.	High trip generators: <u>New or additions to parking areas that result in 50 or more new parking spaces {Change CP1}</u>	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network	See Rule 6.11

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	<i>Relevant objectives and policies:</i> i. Objective 34.2.1. ii. Subdivision activities are: 1. intended and/or capable of being used for standard residential activity, and they are in accordance with the objectives, policies and rules of the residential zones; or 2. necessary for the efficient and effective operation of campus activities; or 3. necessary for the disposal of surplus land in accordance with Policy 2.3.1.6 (Policy 34.2.1.7).
		b. Effects on the safety and efficiency of the transport network	See Rule 6.11
		c. Effects on efficiency and affordability of infrastructure	See Rule 9.6
		<u>X. Effects of stormwater from future development {Change CP4}</u>	
		d. Risk from natural hazards	See Rule 11.5
		e. Effects on public access	See Rule 10.6
		f. Effects on biodiversity values and natural character of riparian margins and the coast	
		<u>Y. Effects on health and safety {Change PHS1}</u>	See Rule 9.6

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 scheduled heritage structure or on a scheduled heritage site : Subdivision activities	a. Effects on heritage values (scheduled heritage sites)	See Rule 13.6

Rule 34.11 Assessment of Discretionary Activities

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) {Change D16} - Restaurants not ancillary to campus - Supported living facilities (other than student hostels)	<i>Relevant objectives and policies (priority considerations):</i> a. Objective 2.3.1 b. Objective 34.2.1 c. Restaurants not ancillary to campus activity, office (other than campus affiliated office, registered health practitioners and training and education) and supported living facilities (other than student hostels): {Change D16} i. 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. support the efficient and effective operation of campus activity; and 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 34.2.2 and its policies (Policy 34.2.1.5). <i>Related strategic directions:</i> d. Objective 2.3.2 and Policy 2.3.2.2 e. Objective 2.4.3 and Policy 2.4.3.4 <i>Potential circumstances that may support a consent application include:</i> f. For discretionary land use activities, whether any associated buildings or structures meet relevant development performance standards, or otherwise achieve the relevant policies for

34.11.2 Assessment of discretionary land use activities

Activity	Guidance on the assessment of resources consents
	development (see Rule 34.9 numbers for performance standard contraventions). g. All relevant land use performance standards are met, including noise and light spill standards. h. 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. <i>General assessment guidance:</i> i. 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. j. 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> k. 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. l. 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. m. 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.

Rule 34.12 Assessment of Non-complying Activities

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 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects related to public health and safety.
2. <u>Density {Change CM1}</u>	<u>See Rule 15.13</u>

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 <u>and healthcare activities</u> in the Wakari Hospital Zone. {Change D16}
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: a. the activities are related to or support Wakari Hospital, or have other operational requirements that mean they need to locate in the zone; b. they will support the efficient and effective operation of Wakari Hospital; 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 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 will be managed in accordance with the objectives and policies of that zone.
Policy 35.2.1.5	Only allow subdivision activities where: a. they are in accordance with the provisions of the General Residential 1 Zone; and b. the subdivision does not adversely affect the efficient and effective operation of Wakari Hospital.

Rule 35.3 Activity Status

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 and site investigation {Change Earth1}**
3. Network Utilities (Section 5)
4. Transportation (Section 6)
5. Scheduled Trees (Section 7)
6. Natural Hazard Mitigation Activities (Section 8)
7. Earthworks (Section 8A)

35.3.3 Activity status table - land use activities

1.	Performance standards that apply to all land use activities		a. NA b. Light spill c. Noise d. Setback from National Grid (National Grid sensitive activities only)
<u>All land use activities</u>		<u>Activity status</u>	<u>Performance standards</u>
X.	<u>High trip generators:</u> <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded {Change CP1}</u>	<u>RD</u>	
Major facility activities		Activity status	Performance standards
2.	Hospital	P	a. Minimum mobility 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.	Early childhood education - small scale	P	
7.	Early childhood education - large scale	RD	
Y.	<u>Healthcare {Change D16}</u>	<u>P</u>	
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~~ {Change D16}	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	

Rule 35.8 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

35.8.3 Assessment of land use performance standard contraventions			
Performance standard	Matters of discretion		Guidance on the assessment of resource consents
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 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 mobility car parking	~~a. Effects on the safety and efficiency of the transport network~~ {Change CP24} b. Effects on accessibility	See Rule 6.10

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 practicable, 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 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.
3.	Fence height and design	a. Effects on health and safety	See Rule 9.5
		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.

35.8.4 Assessment of development performance standard contraventions

Performance standard		Matters of discretion	Guidance on the assessment of resource consents
4.	Hazardous substances quantity limits and storage requirements	a. Effects on health and safety	See Rule 9.5
5.	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.
6.	Maximum building site coverage and impermeable surfaces	a. Effects on efficiency and affordability of infrastructure (stormwater) {Change CP4} <u>X. Effects of stormwater from future development</u> {Change CP4}	See Rule 9.5
7.	Number, location and design of ancillary signs	a. Effects on neighbourhood amenity b. Effects on the safety and efficiency of the transport network	<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). See Rule 6.10

35.8.4 Assessment of development performance standard contraventions

Performance standard	Matters of discretion	Guidance on the assessment of resource consents
8. Parking, loading and access standards	a. Effects on the safety and efficiency of the transport network	See Rule 6.10

Rule 35.9 Assessment of Restricted Discretionary Activities

35.9.2 Assessment of restricted discretionary land use activities

Activity	Matters of discretion	Guidance on the assessment of resource consents
1. ~~All~~ High trip generators, which include: Any activities that generate 250 or more vehicle movements a day <u>New or expansions of land use activities that result in the thresholds in Appendix 6C being exceeded</u> {Change CP1}	a. Effects on accessibility b. Effects on the safety and efficiency of the transport network	See Rule 6.11
2. 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 6.11 <i>Relevant objectives and policies:</i> i. Objective 35.2.2 ii. Early childhood education - large scale is designed to avoid or, if avoidance is not practicable, adequately mitigate, adverse effects on the amenity of surrounding residential properties (Policy 35.2.2.7).

Rule 35.11 Assessment of Non-complying Activities

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 listed below: - all activities in the major facilities activities category (except hospital) - all activities in the commercial activities category (except commercial activities ancillary to hospital activity and registered health practitioners) {Change D16} - all activities in the industrial activities category - all activities in the rural activities category	<i>Relevant objectives and policies (priority considerations):</i> - Objective 2.3.1 - Objective 2.3.2 and Policy 2.3.2.2 - Objective 2.4.3 and Policy 2.4.3.4 - 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> - See Section 6.13 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. - See Section 9.8 for guidance on the assessment of resource consents in relation to Objective 9.2.2 and effects on health and safety. - 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.

35.11.2 Assessment of non-complying land use activities

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

A1.1 Schedule of Protected Heritage Items and Sites

Scheduled Heritage Buildings

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
¹ The address is not part of the listing details but is provided for information only. In the event that a scheduled heritage building is relocated within Dunedin City, this information will be updated as soon as practicable.					
B001	Alva House (Boarding House)	9 Alva Street Dunedin	2	4720	Entire external building envelope
B002	Jopp residence (former)	37 Ann Street Dunedin	2	2169	Entire external building envelope, including gables, barge-boards and fretwork to verandah
B003	Conway residence (former)	59 Ann Street Dunedin	2	2170	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	59	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	2187	Entire external building envelope and foyer
B007	Otago Boys High School	2 Arthur Street Dunedin	1	375	Entire external building envelope and foyer of original Tower Block
B008	Grants Braes Farmhouse	131 Belford Street Dunedin	2	4763	Entire external building envelope

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
B009	Wychwood	21 Belmont Lane Dunedin			Entire external building envelope
B010	Moritzson Building (former) / Stavely Building (former)	5 Jetty Street Dunedin	2	4752	Façades to Bond and Jetty Streets
B011	Consultancy House	7 Bond Street Dunedin	1	374	Entire external building envelope
B012	Commerce Club of Otago	15 Bond Street Dunedin			Façades 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	3173	Façades to Bond and Crawford Streets
B014	Central Chambers Apartments	49 Bond Street, 54 Crawford Street Dunedin			Façades to Crawford Street and Bond Street, including fenestration, mouldings and architectural details, timber doors, iron castings.
B015	Salisbury House	104 Bond Street Dunedin			Façades to Bond and Police Streets
B016	J. Swift & Co. Building (former)	110 Bond Street Dunedin			Façades to Bond and Police Streets
B020	Winter Gardens (original portion)	901 Great King Street Nth Dunedin	2	4733	Entire square glasshouse

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
B021	Gasworks Fitting Shop	20 Braemar Street Dunedin	1	4401	Entire external building envelope and interior, including machinery
B022	Gasworks Exhauster & Boiler Houses	20 Braemar Street Dunedin	1	4399	Entire external building envelope, including the entire gasholder structure but allowing for restoration of missing elements
B024	St Leonards Playcentre Library	29 St Leonards Drive St Leonards	2	2211	Entire external building envelope, excluding the toilet block
B025	Burns Hall	415 Moray Place Dunedin	Historic Area	7072	Entire external building envelope
B026	North Road Post Office (former)	282 North Road Dunedin	2	2199	Entire external building envelope
B027	Residential building	26 Carr Street Dunedin	2	2174	Entire external building envelope, excluding addition from rear
B028	St Andrews Church (former)	66 Melville Street Dunedin	1	3185	Entire external building envelope and interior
B029	Central Fire Station	153 Castle Street Dunedin	2	7270	Façades to Castle and St Andrew Streets
B030	Cadbury Confectionery Ltd Buildings	280 Cumberland Street Dunedin	2	2143	Façades to Castle and Cumberland Streets
B031	Selwyn College Main Building	560 Castle Street Dunedin	2	2217	Façade and external bulk to Castle Street excluding ancillary buildings
B032	Residential building	689 Castle Street Dunedin	2	2181	Façade and external bulk to Castle Street
B033	Residential building	693 Castle Street Dunedin	2	2182	Façade and external bulk to Castle Street
B034	Glenavon Church	7 Chambers Street Dunedin	2	3371	Entire external building envelope
B036	Pinner House	15 Cliffs Road Dunedin	2	4761	Entire external building envelope, excluding the garage

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
B037	FW Petres house (formerly)	20 Cliffs Road Dunedin	2	4762	Entire external building envelope
B038	Residential building	1 Cobden Street Dunedin			Façade to Cobden Street
B040	Residential building	12 Cobden Street Dunedin			Entire external building envelope
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.

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
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 & White Dunedin Carriage Factory (former)	229 Crawford Street Dunedin			Façade only
B047	Railway Road Services Depot (former)	31 Queens Gardens Dunedin	1	3376	Façade and bulk appearance to Cumberland Street, interior concourse
B048	May & Co. Factory (former)	249 Cumberland Street Dunedin			Façade and bulk appearance to Cumberland Street
B049	Otago Settlers Museum	31 Queens Gardens Dunedin	2	2201	Façade and bulk appearance to Cumberland Street
B050	University of Otago Physical Education Department	655 Cumberland Street Dunedin	2	2228	Façade and bulk appearance to Cumberland Street
B051	Thomson residence (former)	692 Cumberland Street Dunedin	2	4696	Entire external building envelope
B052	All Saints Church	786 Cumberland Street Dunedin	1	2136	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	2142	Entire external building envelope
B054	2 Dowling Street	2 Dowling Street Dunedin	2	4756	Entire external building envelope

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
B055	Imperial Building	1 Dowling Street Dunedin	2	4747	Entire external building envelope
B057	Orderly Rooms & Gun Shed (former)	7 Burlington Street Dunedin	1	3176	Façade to Dowling Street.
B058	Garrison Hall (former)	8 Dowling Street Dunedin	1	3176	Façades 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	2159	Façade to Dowling Street
B062	Trust Bank Otago (former)	30 Dowling Street Dunedin			Façade to Dowling Street including fenestration and steel window joinery, mouldings and architectural details.

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
B063	Excelsior Hotel (former)	152-158 Princes Street, 31-33 Dowling Street Dunedin	2	3368	Façades to Dowling and Princes Streets
B064	Salvation Army Fortress (former)	37 Dowling Street Dunedin	2	2215	Façade to Dowling Street
B065	Dundas Street Methodist Church & Sunday School (former)	50-52 Dundas Street Dunedin	2	3367	Façade and bulk appearance to Dundas Street
B066	Terrace House	62 Dundas Street Dunedin	2	3189	Façade to Dundas Street
B067	Terrace House	64 Dundas Street Dunedin	2	3189	Façade to Dundas Street
B068	Terrace House	66 Dundas Street Dunedin	2	3189	Façade to Dundas Street
B069	Terrace House	68 Dundas Street Dunedin	2	3189	Façade to Dundas Street
B070	Residential building	69 Dundas Street Dunedin			Façade to Dundas Street
B071	Terrace House	70 Dundas Street Dunedin	2	3189	Façade to Dundas Street
B072	Terrace House	72 Dundas Street Dunedin	2	3189	Façade to Dundas Street
B073	Terrace House	74 Dundas Street Dunedin	2	3189	Façade to Dundas Street
B074	Terrace House	76 Dundas Street Dunedin	2	3189	Façade to Dundas Street
B075	Terrace House	78 Dundas Street Dunedin	2	3189	Façade to Dundas Street
B076	Terrace House	80 Dundas Street Dunedin	2	3189	Façade to Dundas Street
B077	Terrace House	82 Dundas Street Dunedin	2	3189	Façade to Dundas Street
B078	Terrace House	84 Dundas Street Dunedin	2	3189	Façade to Dundas Street
B079	Terrace House	86 Dundas Street Dunedin	2	3189	Façade to Dundas Street

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
B080	Residential building	88 Dundas Street Dunedin			Façade and bulk appearance to Dundas Street
B081	University of Otago H518 Student Flat	89 Dundas Street Dunedin			Façade and bulk appearance to Dundas Street
B082	Residential building	90 Dundas Street Dunedin			Façade and bulk appearance to Dundas Street
B083	Residential building	91 Dundas Street Dunedin			Façade and bulk appearance to Dundas Street
B084	Terrace House	92 Dundas Street Dunedin			Façade and bulk appearance to Dundas Street
B085	Residential building	93 Dundas Street Dunedin			Façade and bulk appearance to Dundas Street
B086	Terrace House	94 Dundas Street Dunedin			Façade and bulk appearance to Dundas Street
B087	Terrace House	96 Dundas Street Dunedin			Façade and bulk appearance to Dundas Street
B088	Residential building	97 Dundas Street Dunedin			Façade and bulk appearance to Dundas Street
B089	Terrace House	98 Dundas Street Dunedin			Façade and bulk appearance to Dundas Street
B090	Terrace House	100 Dundas Street Dunedin			Façade and bulk appearance to Dundas Street
B091	Terrace House	102 Dundas Street Dunedin			Façade and bulk appearance to Dundas Street
B092	Terrace House	104 Dundas Street Dunedin			Façade and bulk appearance to Dundas Street

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
B093	Residential building	108 Dundas Street Dunedin			Façade to Dundas Street
B094	Residential building	110 Dundas Street Dunedin			Façade to Dundas Street
B095	Residential building	2 Elder Street Dunedin			Façades and bulk appearance to Pitt and Elder Street
B096	Residential building	7 Elder Street Dunedin			Entire external building envelope, excluding the conservatory to the Elder Street façade and the garaging to the rear of the site
B097	Residential building	11 Elder Street Dunedin			Entire external building envelope
B098	Residential building	17 Elder Street Dunedin	2	4776	Entire external building envelope
B099	Residential building	2 Fifeild Street Dunedin	2	2161	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			Façade and bulk form to Filleul Street including bluestone wall
B102	Residential building	94 Filleul Street Dunedin			Façade and bulk form to Filleul Street and London Street including bluestone wall
B103	Residential building	95 Filleul Street Dunedin			Entire external building envelope
B104	Faringdon Villa	29 Fitzroy Street Dunedin	2	4741	Entire external building envelope
B105	Residential building	48 Fitzroy Street Dunedin	2	4777	Entire external building envelope
B106	NZ Loans & Mercantile Building (former)	33 Thomas Burns Street Dunedin	2	4755 and 7767	Entire external building envelope

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
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.
B111	Penroses Department Store (former)	205 George Street Dunedin	2	4744	Façades 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.

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
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 ¹	HNZ Category	HNZ List Number	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			Façade 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.

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
B124	305 George Street	305 George Street Dunedin			Façade to George Street above verandah including fenestration, timber window joinery, mouldings and architectural details.
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	4717	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.

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
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.
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.

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
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.
B137	Paterson & 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.

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
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.
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.

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
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	4718	Façades 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	4750	Façade to George Street above verandah and unique vaulted ceiling in upper storey

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	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 & 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.

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
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.
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	4372	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.

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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	4743	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	370	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
B170	Residential building	603 George Street Dunedin	2	4778	Entire external building envelope
B171	Residential building	607 George Street Dunedin	2	4779	Façade and bulk appearance to George Street
B172	Residential building	613 George Street Dunedin	2	4780	Façade and bulk appearance to George Street
B173	Residential building	619 George Street Dunedin	2	4781	Façade and bulk appearance to George Street
B175	Residential building	637 George Street Dunedin	2	4782	Façade and bulk appearance to George Street



Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
B176	Residential building	641 George Street Dunedin	2	4783	Façade and bulk appearance to George Street
B177	Residential building	647 George Street Dunedin			Façade and bulk appearance to George Street
B178	Residential building	653 George Street Dunedin			Façade and bulk appearance to George Street
B179	Residential building	657 George Street Dunedin	2	4784	Façade and bulk appearance to George Street
B180	Church of Christ (former)	685 George Street Dunedin			Façade and bulk appearance to George and Park Streets
B181	Residential building	728 George Street Dunedin			Façade and bulk appearance to George Street
B182	Residential building	744 George Street Dunedin			Façade and bulk appearance to George Street
B183	Residential building	745A George Street Dunedin			Façade and bulk appearance to George Street
B184	Residential building	747 George Street Dunedin			Façade and bulk appearance to George Street
B185	Residential building	748 & 750 George Street Dunedin			Façade and bulk appearance to George Street
B187	Residential building	773 George Street Dunedin			Façade and bulk appearance to George Street
B188	Residential building	780 George Street Dunedin			Façade and bulk appearance to George Street
B189	Residential building	784 George Street Dunedin			Façade and bulk appearance to George Street

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B190	Residential building	788 George Street Dunedin			Façade and bulk appearance to George Street
B191	Residential building	798 George Street Dunedin			Entire external building envelope
B192	Residential building	803 George Street Dunedin			Façade and bulk appearance to George Street
B193	Residential building	811 George Street Dunedin			Façade and bulk appearance to George Street
B194	Residential building	819 George Street Dunedin			Façade and bulk appearance to George Street
B195	Residential building	827 George Street Dunedin			Façade and bulk appearance to George Street
B196	Residential building	835 George Street Dunedin			Façade and bulk appearance to George Street
B197	Residential building	843 George Street Dunedin			Façade and bulk appearance to George Street
B198	Residential building	847 George Street Dunedin			Façade and bulk appearance to George Street
B199	Residential building	853 George Street Dunedin			Façade and bulk appearance to George Street
B200	Residential building	861 George Street Dunedin			Façade and bulk appearance to George Street
B202	Residential building	865 George Street Dunedin			Façade and bulk appearance to George Street
B203	Residential building	871 George Street Dunedin			Façade and bulk appearance to George Street

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B204	Residential building	877 George Street Dunedin			Façade and bulk appearance to George Street
B205	Residential building	828 George Street Dunedin			Façade and bulk appearance to George Street
B206	Residential building	834 George Street Dunedin			Façade and bulk appearance to George Street
B207	Residential building	864 George Street Dunedin			Façade and bulk appearance to George Street
B208	Residential building	884 George Street Dunedin			Façade and bulk appearance to George Street
B209	Residential building	886 George Street Dunedin			Façade and bulk appearance to George Street
B210	Residential building	888 George Street Dunedin			Façade and bulk appearance to George Street
B211	Residential building	950 George Street Dunedin			Façade and bulk appearance to George Street
B212	Residential building	1003 George Street Dunedin			Façade and bulk appearance to George Street
B213	Residential building	1007 George Street Dunedin			Façade and bulk appearance to George Street
B214	Residential building	1011 George Street Dunedin			Façade and bulk appearance to George Street
B215	Residential building	1015 George Street Dunedin			Façade and bulk appearance to George Street
B216	Residential building	1008 George Street Dunedin	2	4731	Façade and bulk appearance to George Street



Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
B217	Residential building	1014 George Street Dunedin	2	4732	Façade and bulk appearance to George Street
B218	Residential building	1020 George Street Dunedin			Façade and bulk appearance to George Street
B219	Residential building	1028 George Street Dunedin			Façade and bulk appearance to George Street
B220	Residential building	1036 George Street Dunedin			Façade and bulk appearance to George Street
B221	Victoria Terrace	1046 George Street Dunedin	2	2232	Façade and bulk appearance to George Street
B222	Victoria Terrace	1050 George Street Dunedin	2	2232	Façade and bulk appearance to George Street
B223	Victoria Terrace	1052 & 1054 George Street Dunedin	2	2232	Façade and bulk appearance to George Street
B224	Victoria Terrace	1056 George Street Dunedin	2	2232	Façade and bulk appearance to George Street
B225	Residential building	1064 George Street Dunedin			Façade and bulk appearance to George Street
B226	Residential building	1068 George Street Dunedin			Façade and bulk appearance to George Street
B227	Residential building	1074 George Street Dunedin			Façade and bulk appearance to George Street
B228	Residential building	1078 George Street Dunedin			Façade and bulk appearance to George Street
B229	Residential building	1037 George Street Dunedin			Façade and bulk appearance to George Street



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B230	Residential building	1047 George Street Dunedin			Façade and bulk appearance to George Street
B231	Residential building	1051 George Street Dunedin			Façade and bulk appearance to George Street
B232	Residential building	1057 George Street Dunedin			Façade and bulk appearance to George Street
B233	Residential building	1061 George Street Dunedin			Façade and bulk appearance to George Street
B234	Residential building	1067 George Street Dunedin			Façade and bulk appearance to George Street
B235	Residential building	1073 George Street Dunedin			Façade and bulk appearance to George Street
B236	Peter MacIntyre residence (former)	21 Gilmore Street Dunedin	2	2164	Entire external building envelope
B237	Mornington Presbyterian Church	33 Brunel Street Dunedin	2	9099	Entire external building envelope
B238	Residential building (former house of A H Reed)	153 Glenpark Avenue Dunedin	2	2180	Entire external building envelope
B239	Kaikorai Bank (former)	29 Glenross Street Dunedin	2	4788	Entire external building envelope
B240	Residential building	2 Graham Street Dunedin			Entire external building envelope
B241	Clifton Villa	17 Graham Street Dunedin	1	4804	Entire external building envelope
B242	Kaituna	12 Sutherland Street Dunedin	2	4805	Entire external building envelope
B243	University of Otago D2014 Lindo Ferguson Building	270 Great King Street Dunedin	1	4769	Façade to Great King Street
B244	Scott Building - Otago Medical School	266 Great King Street Dunedin	2	4790	Façade to Great King Street



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B245	Dunedin North Post Office (former)	361 Great King Street Dunedin	2	2154	Entire external building envelope
B246	Otago Museum	419 Great King Street Dunedin	1	2203	Façade to Great King Street (original portion)
B247	Terrace House	618 Great King Street Dunedin	2	4698	Façade to Great King Street
B248	Terrace House	620 Great King Street Dunedin	2	4698	Façade to Great King Street
B249	Terrace House	620 Great King Street Dunedin	2	4698	Façade to Great King Street
B250	Terrace House	622 Great King Street Dunedin	2	4698	Façade to Great King Street
B251	Terrace House	626 Great King Street Dunedin	2	4698	Façade to Great King Street
B252	Four Terrace Cottages (Mews)	630 Great King Street Dunedin	2	4699	Entire external building envelope
B254 (i)	Hanover Street Baptist Church (former)	65 Hanover Street Dunedin	1	4792	Façades 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	4719	Façades and bulk appearance to Great King and Hanover Streets and interior of former church
B255	Residential building	16 Haywood Street Dunedin	2	7145	Entire external building envelope
B256	Residential building	8 Heriot Row Dunedin			Façade and bulk appearance to Heriot Row
B257	Residential building	14 Heriot Row Dunedin			Façade and bulk appearance to Heriot Row
B258	Residential building	24 Heriot Row Dunedin			Façade and bulk appearance to Heriot Row

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
B259	Residential building	26 Heriot Row Dunedin	1	7492	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			Façade and bulk appearance to Heriot Row
B261	Residential building	33 Heriot Row Dunedin			Façade and bulk appearance to Heriot Row
B262	Residential building	34 Heriot Row Dunedin			Façade and bulk appearance to Heriot Row
B263	Residential building	35 Heriot Row Dunedin			Façade and bulk appearance to Heriot Row
B264	Residential building	42 Heriot Row Dunedin			Façade and bulk appearance to Heriot Row
B265	Residential building	44 Heriot Row Dunedin			Façade and bulk appearance to Heriot Row
B266	Residential building	46 Heriot Row Dunedin			Façade and bulk appearance to Heriot Row
B267	Residential building	52 Heriot Row Dunedin			Façade and bulk appearance to Heriot Row
B268	Residential building	54 Heriot Row Dunedin			Façade and bulk appearance to Heriot Row

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B269	Dunedin Prison (former)	2 Castle Street Dunedin	1	4035	Entire external building envelope including courtyard and internal courtyard elevations and roofslopes
B270	Police Station (former), Labour Department (former)	21 Dunbar Street Dunedin	2	4748	Façade and bulk appearance to High Street
B271	Southern Cross Hotel (19th century portion)	118 High Street Dunedin	1	4695	Façades 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
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	2200	Façade and bulk appearance to High Street
B275	Cavendish Chambers	211 High Street Dunedin			Façade and bulk appearance to High Street.



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B276	Dr Colquhoun's residence (former)	218 High Street Dunedin	2	5232	Façades and bulk appearance to High and Clark Streets
B277	Residential building	219 High Street Dunedin			Façade and bulk appearance to High Street, wall
B278	Residential building	223 High Street Dunedin			Façade and bulk appearance to High Street
B279	Residential building	225 High Street Dunedin			Façade and bulk appearance to High Street
B280	Residential building	233 High Street Dunedin			Façade and bulk appearance to High Street
B281	Residential building	235 High Street Dunedin			Façade and bulk appearance to High Street
B282	Residential building	239 High Street Dunedin			Façade and bulk appearance to High Street, excluding shop addition
B284	Residential building	226 High Street Dunedin			Façade and bulk appearance to High Street and wrought iron fencing
B285	Residential building	236 High Street Dunedin			Façade and bulk appearance to High Street
B286	Residential building	238 High Street Dunedin	2	4730	Façades and bulk appearance to High and Hope Streets, excluding the rectangular addition on the Hope Street façade
B287	Residential building	246 High Street Dunedin			Façade and bulk appearance to High Street and fence
B288	Residential building	245 High Street Dunedin			Façade and bulk appearance to High Street

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B289	Residential building	247 High Street Dunedin			Façade and bulk appearance to High Street
B290	Hulme House	257 High Street Dunedin			Façade and bulk appearance to High Street
B291	Residential building	263 High Street Dunedin			Façade and bulk appearance to High Street
B292	Residential building	267 High Street Dunedin			Façade and bulk appearance to High Street
B293	Residential building	264 High Street Dunedin			Façade and bulk appearance to High Street
B294	Residential building	270 High Street Dunedin			Façade and bulk appearance to High Street, excluding garage
B295	Residential building	272 High Street Dunedin			Façade and bulk appearance to High Street, excluding garage
B296	Residential building	274 High Street Dunedin			Façade and bulk appearance to High Street
B297	House (Sir James Fletcher)	276 High Street Dunedin	2	2171	Façade and bulk appearance to High Street
B298	Residential building	296 High Street Dunedin			Façade and bulk appearance to High Street
B299	Residential building	299 High Street Dunedin			Façade and bulk appearance to High Street
B300	Residential building	300 High Street Dunedin			Façade and bulk appearance to High Street
B301	Residential building	310 High Street Dunedin			Façade and bulk appearance to High Street



Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
B302	Residential building	313 High Street Dunedin			Façade and bulk appearance to High Street
B303	Residential building	316 High Street Dunedin			Façade and bulk appearance to High Street
B304	Residential building	317 High Street Dunedin			Façade and bulk appearance to High Street
B305	Residential building	319 High Street Dunedin			Façade and bulk appearance to High Street
B306	Residential building	323 High Street Dunedin			Façade and bulk appearance to High Street
B307	Residential building	326 High Street Dunedin			Façade and bulk appearance to High Street
B308	Residential building	332 High Street Dunedin			Façade and bulk appearance to High Street
B309	Deacons Court	342 High Street Dunedin			Façade and bulk appearance to High Street
B310	Residential building	356 High Street Dunedin			Façade and bulk appearance to High Street
B311	Residential building	2 Grant Street Dunedin			Façade and bulk appearance to High Street
B312	Threave	367 High Street Dunedin	1	2163	Entire external building envelope and wrought iron fence
B314	Residential building	368 High Street Dunedin			Façades and bulk appearance to High and Grant Streets, and bluestone wall
B315	Residential building	376 High Street Dunedin			Façade and bulk appearance to High Street



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B316	Residential building	380 High Street Dunedin			Façade and bulk appearance to High Street
B317	House (Proprietors)	384 High Street Dunedin			Façade and bulk appearance to High Street
B318	Highview Resthome	384 High Street Dunedin			Façade and bulk appearance to High Street
B319	Residential building	387 High Street Dunedin			Façade and bulk appearance to High Street, including brick wall
B320	Residential building	389 High Street Dunedin			Façade and bulk appearance to High Street
B321	Residential building	394 High Street Dunedin			Façade and bulk appearance to High Street
B322	Residential building	396 High Street Dunedin			Façade and bulk appearance to High Street
B323	Residential building	400 High Street Dunedin	2	2173	Façade and bulk appearance to High Street
B324	Residential building	402 High Street Dunedin	2	2176	Façade and bulk appearance to High Street
B325	McPherson residence (former)	408 High Street Dunedin	2	2175	Façade and bulk appearance to High Street
B326	Residential building	412A High Street Dunedin	2	4750	Façade and bulk appearance to High Street
B327	Residential building	413 High Street Dunedin			Façade and bulk appearance to High Street
B328	Residential building	421 High Street Dunedin			Façade and bulk appearance to High Street

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B329	Residential building	425 High Street Dunedin	2	2178	Façade and bulk appearance to High Street
B330	Residential building	433 High Street Dunedin			Façade and bulk appearance to High Street
B331	Moata (dwelling)	434 High Street Dunedin	2	2195	Façade and bulk appearance to High Street
B332	Residential building	440 High Street Dunedin			Façade and bulk appearance to High Street
B333	John Mathieson Homestead and Cheese Factory	949 Highcliff Road Dunedin	1	4715	Entire external building envelope of house and outbuildings excluding modern extension
B334	Roslyn Presbyterian Church	21 Highgate Dunedin	2	3377	Entire external building envelope
B335	Renfrew House	111 Highgate Dunedin	2	2166	Entire external building envelope
B336	Kawarau	204 Highgate Dunedin	2	2186	Façade and bulk appearance to Highgate
B337	Huxtable residence (former)	233 Highgate Dunedin	2	2167	Entire external building envelope
B338	Highgate Post Office (former)	308 Highgate Dunedin	2	2209	Entire external building envelope
B339	Melrose	384 Highgate Dunedin	1	4723	Entire external building envelope
B340	Columba College (Bishopscourt)	399 Highgate Dunedin	1	2147	Entire external building envelope
B341	Dukes Building (former)	144-166 Hillside Road Dunedin			Façades to Hillside Road and King Edward Street
B343	St David's Church	224 North Road Dunedin	2	4734	Entire external building envelope
B344	Winchendon (dwelling)	83 Jeffcoates Road Waldronville	2	2362	Entire external building envelope

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B345	Winchendon Cowman's Cottage	83 Jeffcoates Road Waldronville	2	2361	Entire external building envelope
B346	Wilson's Bond (former)	58 Bond Street Dunedin			Façades to Jetty and Bond Streets
B348	Trust Bank Theatre (Mayfair)	100 King Edward Street Dunedin	2	7786	Façade 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 & Son. (former)	133-135 King Edward Street Dunedin			Façade to King Edward Street above verandah including fenestration, timber window joinery, mouldings and architectural details.



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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
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.

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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.
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	2192	Entire external building envelope and entrance hall
B371	Cargill Building (former)	5 Liverpool Street Dunedin			Façades to Bond and Liverpool Streets
B372	Guardian Royal Exchange Building (former)	7 Liverpool Street Dunedin	1	2158	Façades to Liverpool, Bond and Crawford Streets
B373	Logan Park Grandstand	1A-20 Logan Park Drive Dunedin	2	2193	Entire external building envelope
B374	Globe Theatre (original portion)	104 London Street Dunedin	1	3177	Entire external building envelope
B375	Manono	84 London Street Dunedin	1	5189	Entire external building envelope



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B379	Woodside	4 Lovelock Avenue Dunedin	1	2184	Entire external building envelope, Gothic stairway and mosaic floor
B380	Residential building	8 Lundie Street Dunedin	2	3178	Entire external building envelope
B381	Donaghy's Rope Walk	64 Bradshaw Street Dunedin	1	7167	Entire external building envelope of the rope walk
B382	St Patrick's Basilica	32 Macandrew Road Dunedin	2	2213	Entire external building envelope and interior
B383	Ex Horse Sales Yard	35 MacLaggan Street Dunedin	1	4764	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.
B384	Mornington Post Office (former)	10 Mailer Street Dunedin	2	2196	Façades and bulk appearance to Mailer and Brunel Streets
B385	Woodhaugh Hotel (former)	29 Malvern Street Dunedin	2	7144	Façades to Woodhaugh and Malvern Streets
B386	Leithendel	367 Malvern Street Dunedin	1	4697	Entire external building envelope
B387	Manor Terraces	44-50 Manor Place Dunedin			Façades and bulk appearance to Manor Place and Melville Street



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B388	Crown Milling Company	2 Manor Place Dunedin	1	366	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			Façade 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	2151	Entire external building envelope
B393	Gladstone Terrace of Houses	38-50 Melville Street Dunedin	2	5231	Façades and bulk appearance to Melville Street, including front walls

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B394	Middleton Lodge	37 Middleton Road Dunedin	2	4759	Entire external building envelope
B395 (i)	Corstorphine House (stables)	23N Milburn Street Dunedin	2	4433	Entire external building envelope and interior
B395 (iv)	Corstorphine House	23A Milburn Street Dunedin	1	4760	Entire external building envelope
B395 (v)	Corstorphine House (conservatory)	23A Milburn Street Dunedin	2	4773	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			Façade to Moray Place
B398	Oxford Buildings, Temperance Hall (former)	27 Moray Place Dunedin	1	9709	Shop frontage to Moray Place under verandah
B402	Old Synagogue	29 Moray Place Dunedin	1	9606	Synagogue façade to Moray Place, stone wall on street front and wrought iron fence and gate. Interior of former temple space.



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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.
B404	Shand House	57-65 Moray Place, 1, 1B View Street Dunedin	2	4710	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	2218	Entire external building envelope
B406	Carnegie Centre	110 Moray Place Dunedin	2	4707	Façade and bulk appearance to Moray Place
B407	Hansborough House	112 & 114 Moray Place Dunedin	2	4708	Façade 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.

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
B410	Dunedin Town Hall and Concert Chambers	48 The Octagon Dunedin	2	2150	Façade and bulk appearance to Moray Place, excluding recent canopy
B411	Stephen Inks Building (Harcourts-Noel Leeming)	301 Moray Place Dunedin	2	2219	Façades to Moray Place and Great King Street
B412	First Church of Otago	415 Moray Place Dunedin	1	60	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
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 façade fenestration and timber window joinery, decorative mouldings and architectural details.

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
B416	RSA Building (former)	469 Moray Place Dunedin	Historic Area	7072	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	2214	Entire external building envelope
B419	Ross Home (PSSA)	360 North Road Dunedin	2	2210	Entire external building envelope
B420	Chingford Stables	411 North Road Dunedin	1	2146	Entire external building envelope
B422 (i)	Larnach Castle	145 Camp Road Pukehiki	1	2190	Entire building and ballroom (internal and external)
B422 (ii)	Larnach Castle Stables	145 Camp Road Pukehiki	1	2191	Entire building (internal and external)
B424	Transit House	44 Park Street Dunedin	2	367	Entire external building envelope
B425	Bishopgrove (ex Bible College)	16 Patmos Avenue Dunedin	1	2140	Entire external building envelope, entrance hall and stairway
B426	Fisken and Associates Ltd Building	399 George Street Dunedin	2	4772	Façades to Pitt, George and London Streets
B427	Residential building	4 Pitt Street Dunedin	2	5233	Façades and bulk appearance to Pitt and George Streets, excluding the garage in front
B428	Residential building	6 Pitt Street Dunedin			Façade and bulk appearance to Pitt Street, excluding garage in front

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
B429	Residential building	8 Pitt Street Dunedin			Façade and bulk appearance to Pitt Street
B430	Residential building	10 Pitt Street Dunedin			Façade and bulk appearance to Pitt Street
B431	Residential building	12 Pitt Street Dunedin			Façade and bulk appearance to Pitt Street
B432	Residential building	14 Pitt Street Dunedin			Façade and bulk appearance to Pitt Street
B433	Residential building	16 Pitt Street Dunedin	2	4786	Façade and bulk appearance to Pitt and Elder Streets
B434	Residential building	18 Pitt Street Dunedin			Façade and bulk appearance to Pitt Street
B435	Residential building	23 Pitt Street Dunedin			Façade and bulk appearance to Pitt Street
B436	Residential building	22 Pitt Street Dunedin			Façade and bulk appearance to Pitt Street
B437	Residential building	24 Pitt Street Dunedin			Façade and bulk appearance to Pitt Street
B438	Residential building	26 Pitt Street Dunedin			Façades and bulk appearance to Pitt Street and Heriot Row
B439	Glenfalloch	430 Portobello Road Dunedin	2	4716	Entire external building envelope
B440	Residential building	2 Prendergast Street Dunedin			Façade to Prendergast Street
B441	Residential building	4 Prendergast Street Dunedin			Façade to Prendergast Street
B442	Residential building	6 Prendergast Street Dunedin			Façade to Prendergast Street

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B443	Residential building	8 Prendergast Street Dunedin			Façade to Prendergast Street
B444	Residential building	10 Prendergast Street Dunedin			Façade to Prendergast Street
B445	Residential building	12 Prendergast Street Dunedin			Façade to Prendergast Street
B446	Residential building	14 Prendergast Street Dunedin			Façade to Prendergast Street
B447	Residential building	16 Prendergast Street Dunedin			Façade 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	378	Façades 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

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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.
B457	Queens Building	109 Princes Street Dunedin	2	2205	Façade 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.

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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.
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.

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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	2237	Façade to Princes Street above verandah including fenestration, timber window joinery, mouldings and architectural details.
B477	National Bank	193 Princes Street Dunedin	1	2222	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	7299	Façades to Princes and Rattray Streets, coffered ceiling in main hall
B481	Clarion Building	131 High Street Dunedin	2	4753	Façade to Princes Street
B482	Chief Post Office (former)	283 Princes Street Dunedin	2	2145	Entire external building envelope
B483	Wains Hotel	310 Princes Street Dunedin	1	2236	Façades to Princes and Manse Streets
B484	Union Bank of Australia (former)	319 Princes Street Dunedin	2	2138	Façades to Princes and Liverpool Streets



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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	9548	Façade to Princes Street

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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.
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.



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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	2160	Façade 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	364	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	4789	Entire external building envelope
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.



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B506	Queens Gardens Court	3 Crawford Street Dunedin	1	4375	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	4751	Façades to Rattray and Vogel Streets
B508	Taimex Building	1 Queens Gardens Dunedin	2	4745	Façade 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			Façades and bulk appearance to Rattray and MacLaggan Streets and Broadway
B511	Brick Warehouse (Modern Upholstery Ltd)	232 Rattray Street Dunedin			Façades to Rattray and Dowling Streets
B512	Lodge Maori (former)	249 Ravensbourne Road Dunedin	2	3181	Façade to Ravensbourne Road
B513	Normanston (dwelling)	5 Robin Lane St Leonards	2	2198	Entire external building envelope
B514	Residential building	22 Rosebery Street Dunedin	2	2168	Façade and bulk appearance to Rosebery Street
B515	Residential building	32 Rosebery Street Dunedin	2	3179	Façade and bulk appearance to Rosebery Street

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B518	Residential building	1 Royal Terrace Dunedin			Façades and bulk appearance to London Street and Royal Terrace
B519	Residential building	2 Royal Terrace Dunedin			Façade and bulk appearance to Royal Terrace, including wrought iron fence
B520	Residential building	4 Royal Terrace Dunedin			Façade and bulk appearance to Royal Terrace
B521	Residential building	6 Royal Terrace Dunedin			Façade and bulk appearance to Royal Terrace
B522	Residential building	8 Royal Terrace Dunedin			Façade and bulk appearance to Royal Terrace
B523	Residential building	10 Royal Terrace Dunedin			Façade and bulk appearance to Royal Terrace
B524	Daisybank (second Hudson House)	12 Royal Terrace Dunedin	1	4920	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	4768	Entire external building envelope
B527	Residential building	24 Royal Terrace Dunedin			Façade and bulk appearance to Royal Terrace
B528	Residential building	26 Royal Terrace Dunedin			Façade and bulk appearance to Royal Terrace
B529	Residential building	28 Royal Terrace Dunedin			Façade and bulk appearance to Royal Terrace
B530	Claverton	30 Royal Terrace Dunedin	2	4724	Entire external building envelope



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B531	Alyth	34 Royal Terrace Dunedin	2	4725	Entire external building envelope, excluding recent addition to south side
B532	Residential building	39 & 41 Royal Terrace Dunedin			Façade and bulk appearance to Royal Terrace
B533	Olveston	42 Royal Terrace Dunedin	1	61	Entire building, interior and exterior
B534	Residential building	46 Royal Terrace Dunedin			Façade and bulk appearance to Royal Terrace
B535	Residential building	51 Royal Terrace Dunedin			Façade and bulk appearance to Royal Terrace
B536	Residential building	54 Royal Terrace Dunedin			Façade and bulk appearance to Royal Terrace
B537	Residential building	56 Royal Terrace Dunedin			Façade and bulk appearance to Royal Terrace
B538	Te Tarata	58 Royal Terrace Dunedin			Façade and bulk appearance to Royal Terrace, front wall and wrought iron work
B539	Residential building	55 Royal Terrace Dunedin			Façade and bulk appearance to Royal Terrace
B540	Residential building	60 Royal Terrace Dunedin			Façade and bulk appearance to Royal Terrace
B541	Church of Christ	1 St Andrew Street Dunedin			Façades and bulk appearance to Filleul and St Andrew Streets

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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.
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 & 100 St David Street Dunedin	1	4406	Entire external building envelope

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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			Façade to Stafford Street
B549	Sew Hoy Building (ex Kempthorne and Prosser Warehouse)	34 Stafford Street Dunedin	1	4729	Façade to Stafford Street
B550	The Clothing Centre	32 Stafford Street Dunedin	1	4729	Façade to Stafford Street including fenestration, timber window joinery, mouldings and architectural details.
B551	St Matthew's Church	28 Hope Street Dunedin	1	2212	Entire external building envelope and interior
B552	Ramsay Lodge	60 Stafford Street Dunedin	2	4727	Entire external building envelope
B553	Stafford Gables	71 Stafford Street Dunedin	2	4728	Façade and bulk appearance to Stafford Street
B554	Residential building	107A Stafford Street Dunedin	2	4787	Façade and bulk appearance to Stafford Street
B555	Terrace House	127B Stafford Street Dunedin	2	4434	Façade and bulk appearance to Stafford Street
B556	Terrace House	131B Stafford Street Dunedin	2	4434	Façade and bulk appearance to Stafford Street
B557	Terrace House	131A Stafford Street Dunedin	2	4434	Façade and bulk appearance to Stafford Street

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B558	University Lodge	50 St Leonards Drive St Leonards	2	2223	Entire external building envelope and wrought iron gate
B559	University Lodge Glasshouse	50 St Leonards Drive St Leonards	2	2224	Entire structure
B560	Law Courts	1 Stuart Street Dunedin	2	4374	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	2189	Façades to Cumberland and Stuart Streets
B564	Allied Press Building	52 Stuart Street Dunedin	2	2135	Façades to Cumberland and Stuart Streets, including all shop fronts
B565	Conservation House	77 Stuart Street Dunedin	2	2153	Façades to Cumberland and Stuart Street, including all shop fronts
B566	Roberts Building	91-101 Stuart Street, 385 Moray Place Dunedin			Façades to Moray Place and Stuart Street
B567	Security Building	115 Stuart Street Dunedin	2	2216	Façades to Moray Place and Stuart Street
B568	Allbell Chambers	117 Stuart Street Dunedin	2	2134	Façade 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	2137	Façade to The Octagon and Stuart Street above verandah

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B571	Radio House	368 Moray Place Dunedin			Façade to Stuart Street above verandah.
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	4709	Façades and bulk appearance to Stuart Street and Moray Place
B574	Fortune Theatre	231 Stuart Street Dunedin	1	3378	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 & 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

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B578	King Edward Technical College	291 Stuart Street Dunedin	1	4712	Façades and bulk appearance to York Place and Stuart Street
B580	Taiaroa Head Fog Station	1259 Harington Point Road Peninsula	2	5229	Entire structure
B581	Ferntree Lodge	14 Ferntree Drive Dunedin	1	368	Entire external building envelope
B582	Residential building	15 Takahe Terrace St Leonards	2	2165	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	2177	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	5177	Entire external building envelope and interior
B585	Otakou Marae	55 Tamatea Road Peninsula			Façades and bulk appearance of meeting house

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B586	St Dominic's Priory	31 Smith Street Dunedin	1	372	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	2202	Entire external building envelope. Excludes later addition to rear (facing Tennyson Street).
B588	Hulme Court	52 Tennyson Street Dunedin	2	4711	Entire external building envelope. Excludes later addition to rear (facing Tennyson Street).
B590	Regent Theatre	16 The Octagon Dunedin	1	4363	Façade to The Octagon and interior only
B591	Athenaeum Building	23 The Octagon Dunedin	1	7781	Façade to The Octagon
B592	St Paul's Cathedral and Bell Tower	228 Stuart Street Dunedin	1	376	Entire external building envelope and interior of the building and bell tower
B593	Municipal Chambers	48 The Octagon Dunedin	1	2197	Entire external building envelope and Council Chamber interior
B594	Aorangi (dwelling)	1 Tui Street St Leonards	2	2139	Entire external building envelope
B595	Residential building	29 Tweed Street Dunedin	2	2162	Entire external building envelope

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B596	Hudson's House (former)	32 Tweed Street Dunedin	1	373	Entire external building envelope, glass dome and all extant stained glass
B597	University of Otago Home Science Block	276 Leith Street Dunedin	1	2226	Entire external building envelope
B598	University of Otago Geology Block	360 Leith Street Dunedin	1	4765	Entire external building envelope
B599	University of Otago Clock Tower Block	362 Leith Street Dunedin	1	62	Entire external building envelope and foyer
B600	University of Otago Marama Hall	350 Leith Street Dunedin	1	2227	Entire external building envelope
B601	University of Otago Former School of Mines	90 Union Place Dunedin	1	4771	Entire external building envelope
B602	University of Otago Allen Hall and Archway	90 Union Place Dunedin	1	2225	Entire external building envelope
B603	University of Otago Staff Club	80 Union Place Dunedin	1	2230	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.
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.

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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	4438	Entire external building envelope
B609	Ravensbourne Post Office (former)	247 Ravensbourne Road Ravensbourne	2	2207	Façades to Wanaka Street and Ravensbourne Road
B610	Residential building	4 Wardlaw Street Dunedin	2	4714	Entire external building envelope
B611	Residential building	2 Warrender Street Dunedin			Façades and bulk appearance to Warrender and George Streets
B612	Residential building	5 Warrender Street Dunedin			Façade and bulk appearance to Warrender Street
B613	Residential building	89 Warrender Street Dunedin	2	4721	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.

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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.
B616	Cossens and Black Ltd Building (Custom House Offices)	18 Fryatt Street Dunedin	2	4757	Fenestrated façades to Wharf and Fryatt Streets
B618	Residential building	2 William Street Dunedin	2	2172	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	2179	Entire external building envelope
B621	Wilson's Distillery (former)	6A Willowbank Dunedin			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	5190	Façade to York Place and Filleul Street
B623	Springbank	279 Main South Road East Taieri	2	5241	Entire external building envelope
B624	Dunrobin	186 Main South Road East Taieri	2	5242	Entire external building envelope
B625	Springbank View	311 East Taieri-Allanton Road Allanton	2	5234	Entire external building envelope
B626	Bellfield (dwelling)	134 Main South Road East Taieri	2	5240	Entire external building envelope

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
B627	Hotel	2107 Lee Stream-Outram Road Outram	2	2349	Entire external building envelope
B628	Catholic Church of the Sacred Heart of Jesus	9137 Hyde-Middlemarch Road Middlemarch	2	2253	Entire external building envelope and interior
B629	Hyde School	9125 Hyde-Middlemarch Road Middlemarch	2	2258	Entire external building envelope
B630a	Cottesbrook Station Complex	105 Moonlight Road Middlemarch	1	7650	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
B630b	Cottesbrook Station Complex	105 Moonlight Road Middlemarch	1	7650	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	3213	Entire external building envelope
B633	Johnstone Farmhouse	25 Ashton Street Mosgiel	2	7146	Entire external building envelope
B634	East Taieri Presbyterian Church	4 Cemetery Road East Taieri	2	2260	Entire external building envelope and interior
B635	Janefield (barn)	222 Factory Road Mosgiel	2	4735	Entire external building envelope
B636	Janefield (dwelling)	222 Factory Road Mosgiel	1	4736	Entire external building envelope
B637	Mosgiel Woollen Factory	60 Factory Road Mosgiel	1	351	Entire external building envelope
B638	National Airways Hangar (former)	66 Stedman Road Mosgiel	2	5243	Entire external building envelope

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
B639	North Taieri Presbyterian Church	39 Wairongoa Road North Taieri	2	3234	Entire external building envelope and interior
B640	Duddingston (dwelling)	129 Hazlett Road North Taieri	1	332	Entire external building envelope
B641	Mathieson's complex including Centre Road Stone House	121 Centre Road Dunedin	1	7580	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	5230	Entire external building envelope and interior
B644	Taiaroa Head Lighthouse	1260 Harington Point Road Peninsula	1	2220	Entire structure
B645	Abbotsford Farm Steading	404 Allanton Road East Taieri	1	7579	Entire external building envelope
B646	National Bank	5 Mountfort Street Outram	2	2353	Entire external building envelope
B647	Hollybrook Implement Shed	494 Maungatua Road Outram	2	4739	Entire external building envelope
B648	Hollybrook Stables	55 McLaren Road Maungatua	2	4740	Entire external building envelope
B649	Hollybrook Granary	387 Maungatua Road Outram	2	4738	Entire external building envelope
B650	Hollybrook Cow Barn	387 Maungatua Road Outram	2	4737	Entire external building envelope
B651	Balmoral (dwelling)	94 Holyhead Street Outram	2	3232	Entire external building envelope
B652	The Poplars (dwelling)	167 McDonald Road Woodside	2	2357	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



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B655	Residential building	3 Ajax Road Port Chalmers			Entire external building envelope
B656	Residential building	7 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	359	Entire external building envelope
B662	Port Chalmers Hotel	22 Beach Street Port Chalmers	2	2327	Entire external building envelope
B663	Port Chalmers Municipal Chambers	1 Grey Street Port Chalmers	1	4373	Façades and bulk appearance to Beach, George and Mount Streets
B665	Residential building	28 Constitution Street Port Chalmers			Façade and bulk appearance to Constitution Street
B667	Port Chalmers Masonic Hall	29 Wickliffe Terrace Port Chalmers	2	7759	Façades and bulk appearance to Currie Street and Wickliffe Terrace
B668	Residential building	20 Currie Street Port Chalmers			Entire external building envelope
B669	Residential building	23 Currie Street Port Chalmers			Façade to Currie Street
B670	Residential building	29 Currie Street Port Chalmers	2	2322	Façade and wall to Currie Street
B671	Residential building	31 Currie Street Port Chalmers	2	2323	Façade and bulk appearance to Currie Street, bluestone wall and wrought iron fence
B672	Bank of New Zealand (former)	1 George Street Port Chalmers	2	2317	Façades to George and Grey Street

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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	3229	Façade to George Street above verandah
B675	J.E. Robertson Butchery (former)	1 Mount Street Port Chalmers			Façades 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	2326	Façade to George Street

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	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	3182	Façade 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.

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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.
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			Façade 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			Façade and bulk appearance to George Street
B692	Residential building	71 George Street Port Chalmers			Façade and bulk appearance to George Street



Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
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			Façade 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	3228	Entire external building envelope
B702	St Mary's Star of the Sea Church	34 Magnetic Street Port Chalmers	2	2328	Entire external building envelope
B703	Chick's Hotel	2 Mount Street Port Chalmers	2	2318	Entire external building envelope
B704	Iona Church & Johnstone Hall	24 Mount Street Port Chalmers	1	7165	Entire external building envelope and interior
B705	Residential building	7 Scotia Street Port Chalmers			Entire external building envelope
B706	Holy Trinity Church	1 Scotia Street Port Chalmers	1	2320	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	2324	Entire external building envelope
B710	Residential building	47 Wickliffe Terrace Port Chalmers	2	2321	Façade and bulk appearance to Wickliffe Terrace
B711	Residential building	67 Wickliffe Terrace Port Chalmers			Façade and bulk appearance to Wickliffe Terrace

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B713	Winchendon Barn	83 Jeffcoates Road Waldronville	2	3236	Entire external building envelope
B714a	Smaill's Homestead and Outbuildings	2 Southdale Road Ocean Grove	2	7639	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	7639	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	334	Entire external building envelope and interior
B718	Waikouaiti Post Office (former)	154 Main Road Waikouaiti	2	2358	Entire external building envelope
B719	Matanaka Farm Stables	51 Matanaka Road Waikouaiti	1	7787	Entire external building envelope and interior
B720	Matanaka Farm Schoolroom	51 Matanaka Road Waikouaiti	1	7787	Entire external building envelope and interior
B721	Matanaka Farm Store	51 Matanaka Road Waikouaiti	1	7787	Entire external building envelope and interior
B722	Matanaka Farm Granary	51 Matanaka Road Waikouaiti	1	7787	Entire external building envelope and interior
B724	St Barnabas Anglican Church	266 Coast Road Waikouaiti	2	2354	Entire external building envelope and interior
B725	Wingatui Railway Station	8 Crossan Terrace Wingatui	2	2360	Entire external building envelope
B726	Wingatui Railway Station Signal Box	8 Crossan Terrace Wingatui	2	2359	Entire external building envelope
B727	Taieri House	270 Factory Road Mosgiel	1	2350	Entire external building envelope
B736	University of Otago Zoology Building	340 Great King Street Dunedin			Façade to Great King Street
B737	Glenallen	114 Henley Road Henley	2	7340	Entire external building envelope
B738	Caversham Church	61 Thorn Street Dunedin	1	7319	Entire external building envelope and interior

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B739	Pukehiki Community Church	1055 Highcliff Road Dunedin	2	7326	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	2149	Entire external building envelope
B745	Salisbury (house)	141 Wairongoa Road North Taieri	2	2125	Entire external building envelope
B746	Waikouaiti Museum (former Bank of New Zealand)	200 Main Road Waikouaiti	2	7390	Entire external building envelope
B747	Pilot Houses (3)	76, 78 & 80 Moana Street Aramoana (the Spit)	Historic Area	7368	Entire external building envelopes
B748	Marinoto	72 Newington Avenue Dunedin	2	7303	Entire external building envelope
B749	St Michael's Antiochian Orthodox Church	70 Fingall Street Dunedin	2	7341	Entire external building envelope and interior
B750	Residential building	2 Willowbank Dunedin	2	7431	Entire external building envelope
B751	Quarantine Island Married Quarters	Quarantine Island/Kamau Taurua, Otago Harbour	Historic Area	7503	Entire building
B754	Greg & Co Building (former Greggs Coffee Factory)	21 Fryatt Street Dunedin	Historic Area	7767	Façade and bulk appearance to Fryatt Street
B755	Wharf Hotel	25 Fryatt Street Dunedin	Historic Area	435	Façade and bulk appearance to Fryatt Street
B756	Waterside Workers Building (former)	57 Fryatt Street Dunedin	Historic Area	7767	Façade and bulk appearance to Fryatt Street



Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
B757	Wilson & Canham Ltd Warehouse (former)	63 & 65 Fryatt Street Dunedin	Historic Area	7767	Façade and bulk appearance to Fryatt Street
B758	Waterfront Industry Commission Building (former)	27 Willis Street Dunedin	Historic Area	7767	Entire external building envelope
B759	The Iron & Steel Company of NZ Ltd Store (former)	39 Willis Street Dunedin	Historic Area	7767	Façade and bulk appearance to Willis Street
B760	The Evening Star Store (former)	68 Willis Street Dunedin	Historic Area	7767	Entire external building envelope
B761	The Otago Daily Times Warehouse	34 Mason Street Dunedin	Historic Area	7767	Entire external building envelope
B762	Farra Engineering	43 Cresswell Street Dunedin	Historic Area	7767	Façades and bulk appearance to Tewsley and Cresswell Streets
B763	Plato (former British Sailors Society Building)	2 Birch Street Dunedin	Historic Area	7767	Entire external building envelope
B765	Farra Dunedin Engineering Co	17 Willis Street Dunedin	Historic Area	7767	Bulk appearance as viewed from the Fryatt/ Fish Street corner
B766	Dunedin Engineering & Steel	24 Willis Street Dunedin	Historic Area	7767	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	7767	The building along Willis Street - bulk appearance as viewed from Willis Street
B768	Sargood, Son & Ewen (Radcliffe Shoes)	20 Cresswell Street Dunedin	Historic Area	7767	The two storied section occupying the Fairley/ Willis Street corner - bulk appearance
B769	Sargood, Son & Ewen	36 Cresswell Street Dunedin	Historic Area	7767	Entire external building envelope
B770	Farra Bros Workshop	43 Cresswell Street Dunedin	Historic Area	7767	Façades and bulk appearance to Cresswell Street

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B771	Tucker Box	14 Mason Street Dunedin			Entire external building envelope
B772	Wool & Skin Turner Bros Exporters (former)	51 Fryatt Street Dunedin	Historic Area	7767	Bulk appearance as viewed from the Fryatt/ Fish Street corner
B774	National Mortgage and Agency Co. (former)	49 Water Street Dunedin	1	9577	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	1	9577	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.



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B777	Union Steamship Co. Offices and Garage (former)	57 Vogel Street Dunedin	1	9577	Façades to Vogel Street and Cumberland Street 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.
B778	Otago Grain and Wool Exchange/2nd Donald Reid Woolstore (former)	77 Vogel Street Dunedin			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.

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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.
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.

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B784	John McIndoe Building (former)	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'.

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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.
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.

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B793	Spencer & 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) Dunedin			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.
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			Façades 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.

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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 façade.
B802	Brown's Drapers (former)	3 Stafford Street / 366 Princes Street Dunedin			Façades 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.
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.



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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 façade 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.

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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 Dunedin			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.

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B820	Dental School / Walsh Building	35 Frederick Street Dunedin	1	7618	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.
B822	Dandie Dinmont Hotel (former)	166 Portobello Road Portobello	2	7728	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 & 10 Jetty Street Dunedin			Façades to Princes Street and Jetty Street including granite cladding to both façades, fenestration and window frame design above ground floor.
B824	Bell Tea Company Building (former)	15 Hope Street Dunedin			Façades 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 façades

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B825	Sammy's (former), His Majesty's Theatre (former), Otago Agricultural Hall (former)	65 Crawford Street Dunedin	1	9782	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 Dunedin	1	7809	Entire building envelope excluding modern additions/alterations.
B827	Caversham Immigration Barracks	2 Elbe Street Dunedin	1	9713	Entire building envelope
B828	St Peter's Anglican Church Complex	500 Hillside Road, 57 Baker Street, 60 Eastbourne Street Dunedin	2	9545	Entire building envelope of vicarage, Church and cottage, excluding modern parish centre
B829	Manor Place Public Lavatory (former)	Intersection of Manor Place, Hope Street, Princes Street Dunedin			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 Dunedin	1	9575	Entire external building envelopes of former Fever Hospital building and morgue.
B831	Resident Technician's Cottage	185 Hatchery Road Portobello	2	7315	Entire external building envelope, including fenestration and timber window joinery.

Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
B832		18 Neville Street Dunedin	1	7782	Entire external building envelope of 1929 turnstile building, including doorways, unpainted brick, painted signs.
B834	Residential building	30 Elm Row Dunedin			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 Dunedin			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 & 22 Russell Road Seacliff	1	9050	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 Waikouaiti			Entire building envelope

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B841	St James' Theatre (former)	11 Moray Place Dunedin	1	7205	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 Dunedin	2	9723	Entire building envelope including fenestration, timber glazing and architectural details.
B843	Caversham School Gymnasium	25 College Street Dunedin	2	9714	Entire building envelope including fenestration and timber joinery
B844	Caversham School (former) Memorial Gateway	217 South Road Dunedin			Entire structure
B845	Residential building	140 Queen Street Dunedin			Entire building envelope
B846	Residential building	18 Adam Street Dunedin			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 Dunedin			Façade to Adam Street including fenestration, timber joinery, weatherboards, timber balconies and architectural detail, low fences and retaining walls.

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B848	Residential building	12 Adam Street Dunedin			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 Dunedin			Façade to Adam Street including fenestration, timber joinery, weatherboards, timber balconies and architectural detail, low fences and retaining walls.
B850	Residential building	4 Adam Street Dunedin			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 Dunedin			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	7851	Entire building envelope and interior reinforced concrete portal frames
B1381	Sew Hoy Building	29 Stafford Street Dunedin			Entire external building envelope and bulk appearance
B1382	Robert Lord Cottage	3 Titan Street Dunedin	1	9274	Entire external building envelope and bulk appearance



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BX001 {Change SHB3}	<u>Andersons Bay Presbyterian Church (former)</u>	<u>76 Silvertown Street</u>	<u>2</u>	<u>9695</u>	<u>Entire external building envelope excluding the adjacent hall</u>
BX002 {Change SHB3}	<u>Otago Pioneer Women's Association Memorial Hall</u>	<u>362 Moray Place</u>	<u>1</u>	<u>9725</u>	<u>Façade to Moray Place and entrance foyer, main stairs, lobby doors and memorial window</u>
BX003 {Change SHB3}	<u>Scouler House (former)</u>	<u>319 York Place</u>	<u>1</u>	<u>9273</u>	<u>Entire external building envelope</u>
BX004 {Change SHB3}	<u>Truby King Harris Hospital (former)</u>	<u>79 Every Street</u>	<u>1</u>	<u>9659</u>	<u>Entire external building envelope</u>
BX005 {Change SHB3}	<u>Arthur Street School Infant Department (former)</u>	<u>26 Arthur Street</u>	<u>2</u>	<u>9717</u>	<u>Entire external building envelope</u>
BX006 {Change SHB3}	<u>Ralph Hotere's Studio (former)</u>	<u>2 Aurora Terrace, Port Chalmers</u>	<u>1</u>	<u>9762</u>	<u>Entire external building envelope excluding the rear addition (laundry/ workshop) as identified in the heritage covenant</u>
BX007 {Change SHB3}	<u>Emily Siedeberg McKinnon House</u>	<u>75a and 75b York Place</u>	<u>1</u>	<u>9100</u>	<u>Entire external building envelope excluding the rear elevation</u>
BX008 {Change SHB3}	<u>Venard Residence</u>	<u>18 Jubilee Street</u>			<u>Entire external building envelope excluding rear elevation and brick garage with tile roof</u>
BX009 {Change SHB3}	<u>C & J Speight House</u>	<u>362 York Place</u>			<u>Entire external building envelope and stone boundary wall and entrance gates</u>
BX010 {Change SHB3}	<u>Haeata</u>	<u>273 York Place</u>			<u>Entire external building envelope and street boundary fence and entry gate</u>



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BX011 {Change SHB3}	<u>Challow Dene</u>	<u>275 York Place</u>			<u>Entire external building envelope and street boundary fence and arched entry gate, and retaining walls</u>
BX013 {Change SHB3}	<u>Cargill Court Apartments</u>	<u>1-13/27 Arthur Street</u>			<u>Entire external building envelope and boundary fence to Arthur Street and Cargill Street</u>
BX014 {Change SHB3}	<u>Mason & Wales Architects' Studio</u>	<u>46 York Place</u>			<u>Entire external building envelope excluding rear elevation</u>
BX015 {Change SHB3}	<u>Rutherford House (former)</u>	<u>38 Michie Street</u>			<u>Entire external building envelope and concrete block/timber fence to road boundary</u>
BX016 {Change SHB3}	<u>Misses Johnstones' Residence (former)</u>	<u>7 Drivers Road</u>			<u>Entire external building envelope and boundary wall and gates to Drivers Road</u>
BX017 {Change SHB3}	<u>Cameron House (former)</u>	<u>54 Grendon Street</u>			<u>Entire external building envelope</u>
BX018 {Change SHB3}	<u>JS & MW Campbell House (former)</u>	<u>58 Grendon Street</u>			<u>Entire external building envelope excluding the rear elevation</u>
BX019 {Change SHB3}	<u>Smith Building (former)</u>	<u>220 King Edward Street</u>			<u>Entire external building envelope</u>
BX021 {Change SHB3}	<u>W & E Scoular House (former)</u>	<u>421 Highgate</u>			<u>Entire external building envelope and stone boundary wall and gates</u>
BX022 {Change SHB3}	<u>St Georges Court</u>	<u>1-8/535 George Street, Dunedin</u>			<u>Entire external building envelope including street-side garages, excluding garage doors and rear elevation; entrance gates on street frontage</u>



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<u>BX023</u> {Change SHB3}	<u>Highgate Presbyterian Church</u>	<u>580 Highgate</u>			<u>Entire external building envelope, excluding the hall and extension to the northwest dating from 1997</u>
<u>BX024</u> {Change SHB3}	<u>Julier/Sharpe House (former)</u>	<u>130 Aramoana Road, Deborah Bay</u>			<u>Entire external building envelope of the 1881 and c.1895 components of the dwelling, excluding the c.2005 addition</u>
<u>BX025</u> {Change SHB3}	<u>Hercus Building</u>	<u>50 and 58 Hanover Street</u>			<u>Entire external building envelope including the Richard Gross sculptural relief panel, excluding steel framed windows on the rear elevation, roof plant and aerial walkway</u>
<u>BX026</u> {Change SHB3}	<u>Haynes House (former)</u>	<u>284 Stuart Street</u>			<u>Entire external building envelope and brick and timber boundary fencing to Stuart Street</u>
<u>BX028</u> {Change SHB3}	<u>Melrose House</u>	<u>24 Melrose Street, Dunedin</u>			<u>Entire external building envelope excluding the c.1992 single storey extension</u>
<u>BX029</u> {Change SHB3}	<u>Hosking House (former)</u>	<u>47 Māori Road</u>			<u>Entire external building envelope excluding the rear elevation; timber entry gates</u>
<u>BX030</u> {Change SHB3}	<u>S & F Bowman House (former)</u>	<u>10 Claremont Street</u>			<u>Entire external building envelope and boundary wall and entrance gates</u>
<u>BX031</u> {Change SHB3}	<u>Te Kauri</u>	<u>70 Grendon Street</u>			<u>Entire external building envelope excluding the rear elevation</u>
<u>BX033</u> {Change SHB3}	<u>FA Cargill Residence (former)</u>	<u>83 Manor Place</u>			<u>Entire external building envelope excluding the rear elevation</u>



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<u>BX034</u> {Change SHB3}	<u>Kaikorai Presbyterian Church</u>	<u>127 Taieri Road</u>			<u>Entire external building envelope excluding the adjacent hall and link between the two buildings</u>
<u>BX036</u> {Change SHB3}	<u>Kensington Drill Hall</u>	<u>24 Bridgman Street</u>			<u>Entire external building envelope and parade ground, excluding any ACM roof cladding</u>
<u>BX037</u> {Change SHB3}	<u>Mobilisation Store and Office</u>	<u>211 St Andrew Street</u>			<u>Entire external building envelope</u>
<u>BX038</u> {Change SHB3}	<u>RNZNVR Divisional Headquarters (former)</u>	<u>211 St Andrew Street</u>			<u>Entire external building envelope, including Hall and former P.W.D Workshop</u>
<u>BX039</u> {Change SHB3}	<u>J. Louis Salmond's House (former)</u>	<u>1 - 28 Bellevue Street</u>			<u>Entire external building envelope</u>
<u>BX040</u> {Change SHB3}	<u>Paired Dwellings</u>	<u>2 and 4 Macnee Street</u>			<u>Facades to Macnee Street and Henderson Street, and iron fence at 2 Macnee Street</u>
<u>BX041</u> {Change SHB3}	<u>Honeyden</u>	<u>1 Macnee Street</u>			<u>Entire external building envelope excluding the rear elevation</u>
<u>BX043</u> {Change SHB3}	<u>Kippiehoe</u>	<u>30 Tennyson Street</u>			<u>Entire external building envelope</u>
<u>BX045</u> {Change SHB3}	<u>Bryndwylt</u>	<u>38 Belgrave Crescent</u>			<u>Entire external building envelope</u>
<u>BX046</u> {Change SHB3}	<u>Albert House (former)</u>	<u>45 Beach Street, Dunedin</u>			<u>Entire external building envelope excluding the carport and garage on Albert Street</u>
<u>BX047</u> {Change SHB3}	<u>Woodhaugh Store (former)</u>	<u>79 Malvern Street, Dunedin</u>			<u>Entire external building envelope</u>



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BX049 (i) {Change SHB3}	<u>Chinese Mission Church and Manse</u> (former)	<u>60 and 60A Carroll Street</u>			<u>Façade to Carroll Street and northeast elevation</u>
BX049 (ii) {Change SHB3}	<u>Chinese Mission Church and Manse</u> (former)	<u>58 Carroll Street</u>			<u>Façade to Carroll Street</u>
BX050 {Change SHB3}	<u>Haynes Warehouse and Offices</u> (former)	<u>24 and 26 Moray Place</u>			<u>Façade to Moray Place</u>
BX051 {Change SHB3}	<u>Littlebourne House Stables</u>	<u>26 Littlebourne Road</u>			<u>Entire external building envelope</u>
BX052 {Change SHB3}	<u>Pukehiki Library</u>	<u>1051 Highcliff Road</u>			<u>Entire external building envelope</u>
BX053 {Change SHB3}	<u>Pukehiki District Hall</u>	<u>1056 Highcliff Road</u>			<u>Entire external building envelope</u>
BX055 {Change SHB3}	<u>Dunedin Hospital Administration Block</u> (former)	<u>255 Great King Street</u>			<u>Entire external building envelope and central interior stair</u>
BX056 {Change SHB3}	<u>Ocean View Hotel</u> (former)	<u>301 King Edward Street</u>			<u>Entire external building envelope of the two storey c.1874 component, excluding the single storey additions</u>
BX057 {Change SHB3}	<u>Dunedin North Intermediate School</u> (former)	<u>19 Riego Street</u>			<u>Façades to Riego Street, Albany Street and Anzac Avenue</u>
BX058 {Change SHB3}	<u>Santa Sabina Convent</u> (former)	<u>16/73, 17/73 and 18/73 Buccleugh Street</u>			<u>Entire external building envelope of the former convent only</u>



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<u>BX059</u> {Change SHB3}	<u>Queen Mary Maternity Hospital (former)</u>	<u>310 Castle Street, Dunedin</u>			<u>Entire external building envelope excluding the roof plant, the c.1961 northwest wing, and steel framed windows on the internal elevations</u>
<u>BX060</u> {Change SHB3}	<u>Dunedin Hospital Nurses' Home (former)</u>	<u>490 Cumberland Street</u>			<u>Entire external building envelope excluding roof plant, external fire escape, steel framed windows on the rear (west) elevation of the c.1948 component, pressed metal roof tiles and masonry chimneys; Cumberland Street boundary wall</u>
<u>BX061</u> {Change SHB3}	<u>Curtis House (former)</u>	<u>18 Forbury Road</u>			<u>Entire external building envelope excluding rear elevation</u>
<u>BX063</u> {Change SHB3}	<u>Fraemont</u>	<u>163 Carroll Street</u>			<u>Entire external building envelope and stone and brick wall to Melville Street and Carroll Street</u>
<u>BX064</u> {Change SHB3}	<u>Taieri Bank Cottage (Higgins' Cottage)</u>	<u>128 Hartfield Road</u>			<u>Entire external building envelope and upright slab schist fence</u>
<u>BX065</u> {Change SHB3}	<u>Acetylene Buildings (former)</u>	<u>126, 130 and 132 Stuart Street and 29 Bath Street</u>			<u>Entire external building envelope of both the commercial and former workshop buildings, excluding the lower part of the east elevation obscured by the neighbouring building</u>
<u>BX066</u> {Change SHB3}	<u>Herbert Haynes & Company Building (former)</u>	<u>20 and 26 Princes Street</u>			<u>Façade to Princes Street</u>



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BX067 {Change SHB3}	Salmond Residence (former)	311 Stuart Street			Entire external building envelope excluding rear elevation
BX068 (i) {Change SHB3}	Gun emplacement #1	1 Domain Avenue and Road Reserve			Entire external building envelope
BX068 (ii) {Change SHB3}	Gun emplacement #2	1 Domain Avenue and Road Reserve			Entire external building envelope
BX068 (iii) {Change SHB3}	Magazine	14 Centre Road and Road Reserve, Tomahawk			Entire external building envelope
BX068 (iv) {Change SHB3}	Observation Post	14 Centre Road, Tomahawk			Entire external building envelope
BX069 {Change SHB3}	Inglewood	62 Queen Street, Dunedin			Entire external building envelope excluding rear elevation
BX070 {Change SHB3}	Hallenstein Brothers' Building (former)	18 Princes Street			Entire external building envelope including the "HB" painted sign on the south elevation, but excluding the lower parts of the south and west elevations that are obscured by the neighbouring buildings
BX071 (i) {Change SHB3}	Cairns' Buildings	139 Carroll Street			Entire external building envelope excluding rear elevation
BX071 (ii) {Change SHB3}	Cairns' Buildings	141 Carroll Street			Principal (northeast) elevation and roof form



Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
BX071 (iii) {Change SHB3}	Cairns' Buildings	143 Carroll Street			Principal (northeast) elevation and roof form
BX071 (iv) {Change SHB3}	Cairns' Buildings	145 Carroll Street			Principal (northeast) elevation and roof form
BX071 (v) {Change SHB3}	Cairns' Buildings	147 Carroll Street			Elevation to Carroll Street, principal (northeast) elevation, and roof form
BX071 (vi) {Change SHB3}	Cairns' Buildings	155 Carroll Street			Façade to Carroll Street and side wall (northeast)
BX071 (vii) {Change SHB3}	Cairns' Buildings	157 Carroll Street			Façade to Carroll Street
BX071 (viii) {Change SHB3}	Cairns' Buildings	157A Carroll Street			Façade to Carroll Street
BX071 (ix) {Change SHB3}	Cairns' Buildings	157B Carroll Street			Façades to Carroll Street and Melville Street
BX073 {Change SHB3}	Port Chalmers Pioneer Hall	45 George Street, Port Chalmers			Entire external building envelope excluding the rear elevation and external heat pump units
BX074 {Change SHB3}	Glenthorne	39 Melville Street, Dunedin			Entire external building envelope and stone walls and wrought iron fence to Melville Street
BX075 {Change SHB3}	Major Residence (former)	52 Manor Place			Entire external building envelope and stone retaining walls, wrought iron fence and gates



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<u>BX076</u> (i) {Change SHB3}	<u>Paired Dwellings</u>	<u>54 Manor Place</u>			<u>Façade to Manor Place and east wall</u>
<u>BX076</u> (ii) {Change SHB3}	<u>Paired Dwellings</u>	<u>56A and 56B Manor Place</u>			<u>Façade to Manor Place and west wall</u>
<u>BX077</u> {Change SHB3}	<u>Trengrove Residence (former)</u>	<u>109 Maitland Street</u>			<u>Entire external building envelope excluding the rear elevation</u>
<u>BX078</u> {Change SHB3}	<u>Cintra</u>	<u>217 Musselburgh Rise</u>			<u>Entire external building envelope</u>
<u>BX079</u> {Change SHB3}	<u>Dunedin's first state house</u>	<u>11 Wilkinson Street</u>			<u>Entire external building envelope</u>
<u>BX080</u> {Change SHB3}	<u>Archway Lecture Theatres</u>	<u>290 Leith Street</u>			<u>Entire external building envelope and internal corridor</u>
<u>BX081</u> {Change SHB3}	<u>Haynes' Residence (former)</u>	<u>5 Smith Street</u>			<u>Entire external building envelope excluding rear elevation; retaining wall and gate to Smith Street</u>
<u>BX082</u> {Change SHB3}	<u>Harptree</u>	<u>19 Wallace Street, Dunedin</u>			<u>Entire external building envelope excluding the rear extension</u>
<u>BX083</u> {Change SHB3}	<u>Caledonian Hotel (former)</u>	<u>19 Carroll Street</u>			<u>Façades to Hope Street (including southern end of the building) and Carroll Street, excluding roofing</u>
<u>BX084</u> {Change SHB3}	<u>Congregational Church Manse (former)</u>	<u>4 View Street, Dunedin</u>			<u>Entire external building envelope excluding rear elevation</u>



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<u>BX085</u> {Change SHB3}	<u>Moray Place</u> <u>Congregational Church</u> <u>Sunday School</u> (former)	<u>2 View Street, Dunedin</u>			<u>Entire external building envelope excluding the rear elevation</u>
<u>BX086</u> {Change SHB3}	<u>Temperance Hall</u> (former)	<u>2 Haig Street</u>			<u>Entire external building envelope</u>
<u>BX087</u> {Change SHB3}	<u>Hanna Residence</u> (former)	<u>56 Carroll Street</u>			<u>Entire external building envelope excluding the rear elevation</u>
<u>BX088</u> {Change SHB3}	<u>W Nees and Sons</u> <u>Showroom and</u> <u>Warehouse</u>	<u>266 Hanover Street</u>			<u>Façades to Harrow Street, Hanover Street, and Anzac Avenue</u>
<u>BX089</u> (i) {Change SHB3}	<u>Otago Motors Ltd</u> <u>Showroom</u>	<u>462 Princes Street</u>			<u>Façades to Princes Street and Carroll Street and north elevation to the intersection of Princes and Carroll streets</u>
<u>BX089</u> (ii) {Change SHB3}	<u>Otago Motors Ltd</u> <u>Workshop</u>	<u>7 Carroll Street</u>			<u>Façades to Carroll Street and Hope Street</u>
<u>BX091</u> {Change SHB3}	<u>Mosgiel Knitwear</u> <u>House (former)</u>	<u>5 Melville Street,</u> <u>Dunedin</u>			<u>Entire external building envelope excluding additions to the side elevation on Melville Street and excluding the wall along the southern boundary</u>
<u>BX092</u> {Change SHB3}	<u>Burnside Residence</u> (former)	<u>62 Norfolk Street</u>			<u>Entire external building envelope excluding the rear elevation</u>
<u>BX093</u> {Change SHB3}	<u>Brinsley Residence</u> (former)	<u>169 Forbury Road</u>			<u>Entire external building envelope of the c.1931 dwelling</u>



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<u>BX094</u> (i) {Change SHB3}	<u>Terrace Houses</u>	<u>107 York Place</u>			<u>Entire external building envelope excluding the rear elevation; stone walling to York Place boundary</u>
<u>BX094</u> (ii) {Change SHB3}	<u>Terrace Houses</u>	<u>109 York Place</u>			<u>Façade to York Place and stone walling to York Place boundary</u>
<u>BX094</u> (iii) {Change SHB3}	<u>Terrace Houses</u>	<u>111 York Place</u>			<u>Entire external building envelope excluding the rear elevation; stone walling to York Place boundary</u>
<u>BX095</u> (i) {Change SHB3}	<u>Roslyn Worsted & Woollen Mills (former)</u>	<u>229-233 Kaikorai Valley Road</u>			<u>Entire external building envelopes of all buildings and structures</u>
<u>BX095</u> (ii) {Change SHB3}	<u>Roslyn Worsted & Woollen Mills (former)</u>	<u>237 Kaikorai Valley Road</u>			<u>Entire external building envelopes of all buildings and structures excluding any cladding that contains asbestos</u>
<u>BX095</u> (iii) {Change SHB3}	<u>Roslyn Worsted & Woollen Mills (former)</u>	<u>293 Kaikorai Valley Road and 72 Stone Street</u>			<u>Façades to the west (Kaikorai Valley Road) and south (Stone Street), excluding the single storey extension to the north</u>
<u>BX096</u> {Change SHB3}	<u>Reid/Il Rudda Residence (former)</u>	<u>89 Carroll Street</u>			<u>Elevation to Carroll Street, the three storey component of the east elevation, and the three storey component of the west elevation. Excludes the rear elevation of the three storey component and the two storey component at the rear</u>



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BX097 (i) {Change SHB3}	Silverwood Terrace	134 Albany Street			Façade to Albany Street
BX097 (ii) {Change SHB3}	Silverwood Terrace	136 Albany Street			Façade to Albany Street
BX097 (iii) {Change SHB3}	Silverwood Terrace	138 Albany Street			Façade to Albany Street
BX097 (iv) {Change SHB3}	Silverwood Terrace	140 Albany Street			Façade to Albany Street
BX097 (v) {Change SHB3}	Silverwood Terrace	142 Albany Street			Façade to Albany Street
BX097 (vi) {Change SHB3}	Silverwood Terrace	144 Albany Street			Façade to Albany Street and east wall
BX099 {Change SHB3}	P Hayman & Co Warehouse (former)	180 Rattray Street			Entire external building envelope
BX102 (i) {Change SHB3}	Stafford Terraces	816 Cumberland Street			Façade to Cumberland Street
BX102 (ii) {Change SHB3}	Stafford Terraces	818 Cumberland Street			Façade to Cumberland Street
BX102 (iii) {Change SHB3}	Stafford Terraces	582 Castle Street			Façade to Castle Street



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<u>BX102</u> (iv) {Change SHB3}	<u>Stafford Terraces</u>	<u>583 Castle Street</u>			<u>Façade to Castle Street</u>
<u>BX102</u> (v) {Change SHB3}	<u>Stafford Terraces</u>	<u>584 Castle Street</u>			<u>Façade to Castle Street</u>
<u>BX102</u> (vi) {Change SHB3}	<u>Stafford Terraces</u>	<u>585 Castle Street</u>			<u>Façade to Castle Street</u>
<u>BX102</u> (vii) {Change SHB3}	<u>Stafford Terraces</u>	<u>587 Castle Street</u>			<u>Façade to Castle Street</u>
<u>BX102</u> (viii) {Change SHB3}	<u>Stafford Terraces</u>	<u>60 Dundas Street</u>			<u>Façade to Dundas Street</u>
<u>BX103</u> (i) {Change SHB3}	<u>Semi-Detached Residence</u>	<u>130 Albany Street</u>			<u>Façade to Albany Street</u>
<u>BX103</u> (ii) {Change SHB3}	<u>Semi-Detached Residence</u>	<u>132 Albany Street</u>			<u>Façade to Albany Street</u>
<u>BX104</u> {Change SHB3}	<u>Grindley Residence (former)</u>	<u>45 Clyde Street, Dunedin</u>			<u>Façades to Albany and Clyde Streets and south wall</u>
<u>BX107</u> {Change SHB3}	<u>Sussex Hotel (former)</u>	<u>140 George Street, Dunedin</u>			<u>Façade to George Street excluding fibre cement roof cladding</u>
<u>BX111</u> {Change SHB3}	<u>Mosgiel Woollen Mill Manager's House (former)</u>	<u>68 Factory Road, Mosgiel</u>			<u>Entire external building envelope excluding the rear elevation</u>



Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
BX112 {Change SHB3}	<u>Hudson/Petherbridge House</u>	<u>9 Alton Avenue</u>			<u>Entire external building envelope, freestanding garage, iron gates and posts at driveway, and garden fountain; entire interior excluding recent fireplace insert in the breakfast room and recent bathroom fittings to upstairs ensuite</u>
BX113 {Change SHB3}	<u>Church of the Holy Name</u>	<u>400 Great King Street</u>			<u>Entire external building envelope, forecourt brick walls and entry lobby and nave</u>
BX114 {Change SHB3}	<u>Green Island Civic Centre (former)</u>	<u>222 Main South Road, Green Island</u>			<u>Entire external building envelope and clock tower on the corner of Howden Street and Main South Road</u>
BX115 {Change SHB3}	<u>Islington</u>	<u>218 Bush Road, Mosgiel</u>			<u>Entire external building envelope excluding conservatory extension</u>
BX116 {Change SHB3}	<u>Mosgiel Coronation Hall</u>	<u>97 Gordon Road, Mosgiel</u>			<u>Entire external building envelope excluding rear skillion roof component</u>
BX117 {Change SHB3}	<u>Lookout Point Fire Station</u>	<u>182 and 184 Mornington Road, Kenmure</u>			<u>Entire external building envelope for the fire station and the attached accommodation</u>
BX118 {Change SHB3}	<u>Lodge St. John (former)</u>	<u>25 Gordon Road, Mosgiel</u>			<u>Entire external building envelope</u>
BX119 {Change SHB3}	<u>Mosgiel Hotel</u>	<u>160 Gordon Road, Mosgiel</u>			<u>Two storey component of façades to Gordon Road and Bush Road</u>



Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
<u>BX120</u> {Change SHB3}	<u>Holy Cross College</u> (former)	<u>93 Church Street,</u> <u>Mosgiel</u>			<u>Entire external building envelope of Burns Residence and associated residential wings, c.1901 chapel, dining room, and auditorium; Verdon Chapel; dormitory</u>
<u>BX121</u> (i) {Change SHB3}	<u>Terraced Houses</u>	<u>22 Clyde Street,</u> <u>Dunedin</u>			<u>Façade to Clyde Street</u>
<u>BX121</u> (ii) {Change SHB3}	<u>Terraced Houses</u>	<u>24 Clyde Street,</u> <u>Dunedin</u>			<u>Façade to Clyde Street</u>
<u>BX121</u> (iii) {Change SHB3}	<u>Terraced Houses</u>	<u>26 Clyde Street,</u> <u>Dunedin</u>			<u>Façade to Clyde Street</u>
<u>BX121</u> (iv) {Change SHB3}	<u>Terraced Houses</u>	<u>28 Clyde Street,</u> <u>Dunedin</u>			<u>Façade to Clyde Street</u>
<u>BX121</u> (v) {Change SHB3}	<u>Terraced Houses</u>	<u>30 Clyde Street,</u> <u>Dunedin</u>			<u>Façade to Clyde Street</u>
<u>BX121</u> (vi) {Change SHB3}	<u>Terraced Houses</u>	<u>32 Clyde Street,</u> <u>Dunedin</u>			<u>Façade to Clyde Street and north wall</u>
<u>BX122</u> (i) {Change SHB3}	<u>Terraced Houses</u>	<u>14 Clyde Street,</u> <u>Dunedin</u>			<u>Façade to Clyde Street</u>
<u>BX122</u> (ii) {Change SHB3}	<u>Terraced Houses</u>	<u>16 Clyde Street,</u> <u>Dunedin</u>			<u>Façade to Clyde Street</u>



Site Number	Item/Building Name	Address ¹	HNZ Category	HNZ List Number	Protection Required
<u>BX122</u> (iii) {Change SHB3}	<u>Terraced Houses</u>	<u>18 Clyde Street, Dunedin</u>			<u>Façade to Clyde Street</u>
<u>BX122</u> (iv) {Change SHB3}	<u>Terraced Houses</u>	<u>20 Clyde Street, Dunedin</u>			<u>Façade to Clyde Street</u>
<u>BX123</u> {Change SHB3}	<u>Christian Brothers Residence (former)</u>	<u>295 Rattray Street</u>			<u>Entire external building envelope and stone boundary wall at Rattray Street boundary</u>
<u>BX124</u> {Change SHB3}	<u>Bishop's Palace (former)</u>	<u>277 Rattray Street</u>			<u>Entire external building envelope and stone boundary wall and gate at Rattray Street and Bishops Place</u>
<u>BX125</u> {Change SHB3}	<u>Helensea</u>	<u>262 Main South Road, East Taieri</u>			<u>Entire external building envelope excluding the rear elevation</u>
<u>BX126</u> {Change SHB3}	<u>Larnach's Byre</u>	<u>1299 Highcliff Road</u>			<u>Entire external building envelope</u>
<u>BX127</u> {Change SHB3}	<u>Allan Residence (former)</u>	<u>46 Gordon Road, Mosgiel</u>			<u>Entire external building envelope excluding the rear elevation, freestanding garage, and outbuilding to rear of the dwelling; gate posts and iron entry gates</u>

Character-Contributing Buildings

Site Number	Building Name	Address	HNZ List Number	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 building	384 George Street Dunedin		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



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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~~ {Change SHB3}	~~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	HNZ List Number	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 {Change SHB3}	Commercial building	126 Stuart Street Dunedin		Stuart Street Commercial
CC071 {Change SHB3}	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 {Change SHB3}	Commercial building	24 Moray Place Dunedin		Moray Place - Dowling Street Commercial
CC078	Commercial building	55 Princes Street Dunedin		Moray Place - Dowling Street Commercial



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC106	Commercial building	95 Crawford Street Dunedin		Warehouse Industrial Commercial
CC107	Commercial building	80 Crawford Street Dunedin		Warehouse Industrial Commercial
~~CC109~~ {Change SHB3}	~~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
~~CC113~~ {Change SHB3}	~~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~~ {Change SHB3}	~~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



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
CC196	Residential building	33 Howe Street Dunedin		Dundas Street - Castle Street Residential
CC197 {Change SHB3}	Residential building	818 Cumberland Street Dunedin		Dundas Street - Castle Street Residential
CC198 {Change SHB3}	Residential building	816 Cumberland Street Dunedin		Dundas Street - Castle Street Residential
CC199 {Change SHB3}	Residential building	60 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC200 {Change SHB3}	Residential building	587 Castle Street Dunedin		Dundas Street - Castle Street Residential
CC201 {Change SHB3}	Residential building	585 Castle Street Dunedin		Dundas Street - Castle Street Residential
CC202 {Change SHB3}	Residential building	583 Castle Street Dunedin		Dundas Street - Castle Street Residential



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC203	Residential building	126 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC204	Residential building	124 Dundas Street Dunedin		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
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



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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 & 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
CC314	Residential building	868 George Street Dunedin		George Street North Residential
CC315	Residential building	12 Dundas Street Dunedin		George Street North Residential



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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 {Change SHB3}	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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
CC485	Residential building	100A & 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



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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
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



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC585	Residential building	38 St David Street Dunedin		North Ground Residential
CC586	Residential buildings facing St David Street	40 St David Street Dunedin		North Ground Residential
CC587	Residential building	765 Cumberland Street Dunedin		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 {Change SHB3}	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 Dunedin		North Ground Residential
CC604	Residential building	42 St David Street Dunedin		North Ground Residential
CC605	Residential building	29 Duncan Street Dunedin		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	HNZ List Number	Heritage Precinct
CC701	Commercial building	24-26 Hanover Street Dunedin		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 Dunedin		South Princes Commercial
CC705	Commercial building	12 Carroll Street Dunedin		South Princes Commercial
CC706	Commercial building	16 Carroll Street Dunedin		South Princes Commercial
CC707	Commercial building	18 Carroll Street Dunedin		South Princes Commercial
CC708	Residential building	36 Tennyson Street Dunedin		View Street Commercial
CC709 {Change SHB3}	Residential building	30 Tennyson Street Dunedin		View Street Commercial
CC710	Residential building	56 Tennyson Street Dunedin		View Street Commercial
CC711	Residential building	40 Heriot Row Dunedin		Royal Tce - Pitt Street - Heriot Row Residential
CC712	Residential building	2 Newport Street Dunedin	7640	Windle Settlement Residential
CC713	Residential building	6 Newport Street Dunedin	7640	Windle Settlement Residential
CC714	Residential building	10 Newport Street Dunedin	7640	Windle Settlement Residential
CC715	Residential building	62 Rosebery Street Dunedin	7640	Windle Settlement Residential
CC716	Residential building	60 Rosebery Street Dunedin	7640	Windle Settlement Residential
CC717	Residential building	58 Rosebery Street Dunedin	7640	Windle Settlement Residential
CC718	Residential building	56 Rosebery Street Dunedin	7640	Windle Settlement Residential
CC719	Residential building	54 Rosebery Street Dunedin	7640	Windle Settlement Residential

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC720	Residential building	52 Rosebery Street Dunedin	7640	Windle Settlement Residential
CC721	Residential building	50 Rosebery Street Dunedin	7640	Windle Settlement Residential
CC722	Residential building	48 Rosebery Street Dunedin	7640	Windle Settlement Residential
CC723	Residential building	38 Rosebery Street Dunedin	7640	Windle Settlement Residential
CC724	Residential building	36 Rosebery Street Dunedin	7640	Windle Settlement Residential
CC726	Residential building	30 Rosebery Street Dunedin	7640	Windle Settlement Residential
CC727	Residential building	28 Rosebery Street Dunedin	7640	Windle Settlement Residential
CC728	Residential building	24 Rosebery Street Dunedin	7640	Windle Settlement Residential
CC730	Residential building	20 Rosebery Street Dunedin	7640	Windle Settlement Residential
CC731	Residential building	14 Rosebery Street Dunedin	7640	Windle Settlement Residential
CC732	Commercial building	24 Stafford Street Dunedin		Stafford Street Industrial Commercial
CC733	Commercial building	24 Stafford Street Dunedin		Stafford Street Industrial Commercial
CC734	Commercial building	22 Stafford Street Dunedin		Stafford Street Industrial Commercial
CC735	Commercial building	22 Stafford Street Dunedin		Stafford Street Industrial Commercial
CC736	Industrial building	20 Stafford Street Dunedin		Stafford Street Industrial Commercial
CC738	Commercial building	25 Stafford Street Dunedin		Stafford Street Industrial Commercial
CC739	Commercial building	19 Stafford Street Dunedin		Stafford Street Industrial Commercial
CC744	Residential building	1 Bishops Place Dunedin		City Rise Residential
CC745	Residential building	1 Elm Row Dunedin		City Rise Residential
CC746	Residential building	10 Brown Street Dunedin		City Rise Residential

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC747	Residential building	10 Canongate Street Dunedin		City Rise Residential
CC749	Residential building	101 Arthur Street Dunedin		City Rise Residential
CC750	Residential building	102 Arthur Street Dunedin		City Rise Residential
CC751	Residential building	105 Arthur Street Dunedin		City Rise Residential
CC752	Residential building	11 Brown Street Dunedin		City Rise Residential
CC753	Residential building	11 Russell Street Dunedin		City Rise Residential
CC754	Residential building	111 Russell Street Dunedin		City Rise Residential
CC756	Residential building	113 Russell Street Dunedin		City Rise Residential
CC757	Residential building	12 Braid Road Dunedin		City Rise Residential
CC758	Residential building	12 Brown Street Dunedin		City Rise Residential
CC759	Residential building	12 Canongate Dunedin		City Rise Residential
CC760	Residential building	12 Duncan Street Dunedin		City Rise Residential
CC761	Residential building	12 Russell Street Dunedin		City Rise Residential
CC762	Residential building	13 Russell Street Dunedin		City Rise Residential
CC763	Residential building	14 Brown Street Dunedin		City Rise Residential
CC764	Residential building	14 Canongate Dunedin		City Rise Residential
CC765	Residential building	14 Duncan Street Dunedin		City Rise Residential
CC766	Residential building	14 Russell Street Dunedin		City Rise Residential
CC767	Residential building	15 Adam Street Dunedin		City Rise Residential
CC768	Residential building	16 Brown Street Dunedin		City Rise Residential
CC769	Residential building	16 Duncan Street Dunedin		City Rise Residential
CC770	Residential building	17 Canongate Dunedin		City Rise Residential
CC771	Residential building	17 Elm Row Dunedin		City Rise Residential
CC772	Residential building	18 Brown Street Dunedin		City Rise Residential
CC773	Residential building	18 Canongate Dunedin		City Rise Residential
CC774	Residential building	19 Adam Street Dunedin		City Rise Residential
CC775	Residential building	19 Duncan Street Dunedin		City Rise Residential
CC776	Residential building	19 Elm Row Dunedin		City Rise Residential
CC777	Residential building	19 Russell Street Dunedin		City Rise Residential
CC780	Residential building	2 Bishops Place Dunedin		City Rise Residential



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC781	Residential building	20 Brown Street Dunedin		City Rise Residential
CC782	Residential building	20 Clark Street Dunedin		City Rise Residential
CC783	Residential building	21 Canongate Dunedin		City Rise Residential
CC784	Residential building	22 Adam Street Dunedin		City Rise Residential
CC786	Residential building	22 Clark Street Dunedin		City Rise Residential
CC787	Residential building	22 Russell Street Dunedin		City Rise Residential
CC788	Residential building	22A Adam Street Dunedin		City Rise Residential
CC790	Residential building	23 Clark Street Dunedin		City Rise Residential
CC791	Residential building	23 Duncan Street Dunedin		City Rise Residential
CC792	Residential building	23 Russell Street Dunedin		City Rise Residential
CC793	Residential building	24 Clark Street Dunedin		City Rise Residential
CC794	Residential building	240 York Place Dunedin		City Rise Residential
CC795	Residential building	25 Adam Street Dunedin		City Rise Residential
CC797	Residential building	25 Duncan Street Dunedin		City Rise Residential
CC798	Residential building	25 Russell Street Dunedin		City Rise Residential
CC799	Residential building	253 York Place Dunedin		City Rise Residential
CC800	Commercial building	254 York Place Dunedin		City Rise Residential
CC801	Residential building	255 York Place Dunedin		City Rise Residential
CC803	Residential building	26 Brown Street Dunedin		City Rise Residential
CC804	Residential building	26 Duncan Street Dunedin		City Rise Residential
CC805	Residential building	26 Russell Street Dunedin		City Rise Residential
CC806	Residential building	27 Canongate Dunedin		City Rise Residential
CC807	Residential building	27 Duncan Street Dunedin		City Rise Residential
CC808 {Change SHB3}	Residential building	273 York Place Dunedin		City Rise Residential
CC809 {Change SHB3}	Residential building	275 York Place Dunedin		City Rise Residential
CC810 {Change SHB3}	Commercial building	277 Rattray Street Dunedin		City Rise Residential

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC811	Residential building	277 York Place Dunedin		City Rise Residential
CC812	Residential building	28 Brown Street Dunedin		City Rise Residential
CC813	Residential building	28 Duncan Street Dunedin		City Rise Residential
CC814	Residential building	286 York Place Dunedin		City Rise Residential
CC815	Residential building	287 York Place Dunedin		City Rise Residential
CC816	Residential building	289 York Place Dunedin		City Rise Residential
CC817	Residential building	292 York Place Dunedin		City Rise Residential
~~CC818~~ {Change SHB3}	~~Commercial building~~	~~295 Rattray Street Dunedin~~		~~City Rise Residential~~
CC819	Residential building	298 York Place Dunedin		City Rise Residential
CC820	Residential building	299 York Place Dunedin		City Rise Residential
CC831	Residential building	30 Brown Street Dunedin		City Rise Residential
CC833	Residential building	30 Russell Street Dunedin		City Rise Residential
CC834	Residential building	300 York Place Dunedin		City Rise Residential
CC836	Residential building	301 York Place Dunedin		City Rise Residential
CC837	Residential building	304 York Place Dunedin		City Rise Residential
CC838	Residential building	305 York Place Dunedin		City Rise Residential
CC839	Residential building	307 York Place Dunedin		City Rise Residential
CC840	Residential building	31 Canongate Dunedin		City Rise Residential
CC841	Residential building	310 York Place Dunedin		City Rise Residential
CC844	Residential building	315 Rattray Street Dunedin		City Rise Residential
CC846	Residential building	317 Rattray Street Dunedin		City Rise Residential
~~CC848~~ {Change SHB3}	~~Residential building~~	~~319 York Place Dunedin~~		~~City Rise Residential~~
CC849	Residential building	32 Brown Street Dunedin		City Rise Residential
CC850	Residential building	323 Rattray Street Dunedin		City Rise Residential
CC851	Residential building	324 York Place Dunedin		City Rise Residential
CC852	Residential building	327 Rattray Street Dunedin		City Rise Residential
CC853	Residential building	329 Rattray Street Dunedin		City Rise Residential
CC854	Residential building	33 Russell Street Dunedin		City Rise Residential



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC855	Residential building	331 Rattray Street Dunedin		City Rise Residential
CC856	Residential building	333 York Place Dunedin		City Rise Residential
CC857	Residential building	335 York Place Dunedin		City Rise Residential
CC858	Residential building	34 Duncan Street Dunedin		City Rise Residential
CC859	Residential building	34 Elm Row Dunedin		City Rise Residential
CC860	Commercial building	34 Russell Street Dunedin		City Rise Residential
CC861	Residential building	343 York Place Dunedin		City Rise Residential
CC862	Residential building	343a York Place Dunedin		City Rise Residential
CC863	Residential building	349 York Place Dunedin		City Rise Residential
CC866	Residential building	353 York Place Dunedin		City Rise Residential
CC868	Residential building	358 York Place Dunedin		City Rise Residential
CC869	Residential building	359 York Place Dunedin		City Rise Residential
CC871	Residential building	36 Canongate Dunedin		City Rise Residential
CC872	Residential building	36 Duncan Street Dunedin		City Rise Residential
~~CC875~~ {Change SHB3}	Residential building	362 York Place Dunedin		City Rise Residential
CC876	Residential building	365 York Place Dunedin		City Rise Residential
CC880	Residential building	37 Canongate Dunedin		City Rise Residential
CC881	Residential building	37 Duncan Street Dunedin		City Rise Residential
CC882	Residential building	371 Rattray Street Dunedin		City Rise Residential
CC883	Residential building	371 York Place Dunedin		City Rise Residential
CC884	Residential building	373 Rattray Street Dunedin		City Rise Residential
CC885	Residential building	373 York Place Dunedin		City Rise Residential
CC886	Residential building	375 Rattray Street Dunedin		City Rise Residential
CC889	Residential building	377 York Place Dunedin		City Rise Residential
CC891	Residential building	38 Canongate Dunedin		City Rise Residential
CC892	Residential building	38 Duncan Street Dunedin		City Rise Residential
CC893	Residential building	38 Elm Row Dunedin		City Rise Residential
CC896	Residential building	39 Canongate Dunedin		City Rise Residential
CC900	Residential building	4 Bishops Place Dunedin		City Rise Residential



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC901	Residential building	4 Braid Road Dunedin		City Rise Residential
CC903	Residential building	4 Russell Street Dunedin		City Rise Residential
CC904	Residential building	40 Duncan Street Dunedin		City Rise Residential
CC906	Residential building	41 Brown Street Dunedin		City Rise Residential
CC909	Residential building	41 Russell Street Dunedin		City Rise Residential
CC912	Residential building	42 Canongate Dunedin		City Rise Residential
CC913	Residential building	42 Duncan Street Dunedin		City Rise Residential
CC914	Residential building	42 Russell Street Dunedin		City Rise Residential
CC915	Residential building	43 Arthur Street Dunedin		City Rise Residential
CC920	Residential building	44 Duncan Street Dunedin		City Rise Residential
CC921	Residential building	44 Russell Street Dunedin		City Rise Residential
CC924	Residential building	45 Arthur Street Dunedin		City Rise Residential
CC925	Residential building	45 Duncan Street Dunedin		City Rise Residential
CC926	Residential building	45 Russell Street Dunedin		City Rise Residential
CC932	Residential building	47 Arthur Street Dunedin		City Rise Residential
CC933	Residential building	47 Brown Street Dunedin		City Rise Residential
CC934	Residential building	47 Duncan Street Dunedin		City Rise Residential
CC935	Residential building	47 Russell Street Dunedin		City Rise Residential
CC938	Residential building	48 Brown Street Dunedin		City Rise Residential
CC940	Residential building	46 Elm Row Dunedin		City Rise Residential
CC941	Residential building	48 Russell Street Dunedin		City Rise Residential
CC942	Residential building	49 Arthur Street Dunedin		City Rise Residential
CC943	Residential building	49 Brown Street Dunedin		City Rise Residential
CC946	Residential building	49 Russell Street Dunedin		City Rise Residential
CC950	Residential building	5 Braid Road Dunedin		City Rise Residential
CC951	Residential building	5 Elm Row Dunedin		City Rise Residential
CC953	Residential building	50 Brown Street Dunedin		City Rise Residential
CC958	Residential building	51 Arthur Street Dunedin		City Rise Residential
CC959	Residential building	51 Russell Street Dunedin		City Rise Residential
CC960	Residential building	52 Brown Street Dunedin		City Rise Residential

Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC961	Former Russell Street Sunday School	52 Russell Street Dunedin		City Rise Residential
CC962	Residential building	53 Canongate Dunedin		City Rise Residential
CC963	Residential building	54 Brown Street Dunedin		City Rise Residential
CC964	Residential building	54 Duncan Street Dunedin		City Rise Residential
CC965	Residential building	54 Russell Street Dunedin		City Rise Residential
CC967	Residential building	55 Arthur Street Dunedin		City Rise Residential
CC968	Residential building	55 Canongate Dunedin		City Rise Residential
CC969	Otago Bowling Club	56 Arthur Street Dunedin		City Rise Residential
CC970	Residential building	56 Russell Street Dunedin		City Rise Residential
CC972	Residential building	57 Duncan Street Dunedin		City Rise Residential
CC974	Residential building	58 Duncan Street Dunedin		City Rise Residential
CC976	Residential building	59 Canongate Dunedin		City Rise Residential
CC977	Residential building	59 Duncan Street Dunedin		City Rise Residential
CC981	Residential building	19 Canongate Dunedin		City Rise Residential
CC982	Residential building	6 Brown Street Dunedin		City Rise Residential
CC983	Residential building	6 Canongate Dunedin		City Rise Residential
CC984	Residential building	6 Duncan Street Dunedin		City Rise Residential
CC985	Residential building	6 Russell Street Dunedin		City Rise Residential
CC986	Residential building	60 Arthur Street Dunedin		City Rise Residential
CC987	Residential building	60 Duncan Street Dunedin		City Rise Residential
CC988	Residential building	60 Russell Street Dunedin		City Rise Residential
CC990	Residential building	61 Arthur Street Dunedin		City Rise Residential
CC991	Residential building	61 Canongate Dunedin		City Rise Residential
CC992	Residential building	61 Duncan Street Dunedin		City Rise Residential
CC996	Residential building	62 Russell Street Dunedin		City Rise Residential
CC998	Residential building	63 Arthur Street Dunedin		City Rise Residential
CC999	Residential building	63 Canongate Dunedin		City Rise Residential
CC1002	Residential building	64 Arthur Street Dunedin		City Rise Residential
CC1003	Residential building	64 Elm Row Dunedin		City Rise Residential
CC1005	Residential building	65 Arthur Street Dunedin		City Rise Residential



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC1006	Residential building	65 Canongate Dunedin		City Rise Residential
CC1008	Residential building	65 Russell Street Dunedin		City Rise Residential
CC1011	Residential building	66 Arthur Street Dunedin		City Rise Residential
CC1013	Residential building	66 Russell Street Dunedin		City Rise Residential
CC1017	Residential building	67 Arthur Street Dunedin		City Rise Residential
CC1018	Residential building	67 Canongate Dunedin		City Rise Residential
CC1019	Residential building	67 Elm Row Dunedin		City Rise Residential
CC1020	Residential building	67 Russell Street Dunedin		City Rise Residential
CC1022	Residential building	68 Arthur Street Dunedin		City Rise Residential
CC1024	Residential building	68 Russell Street Dunedin		City Rise Residential
CC1025	Residential building	69 Arthur Street Dunedin		City Rise Residential
CC1027	Residential building	69 Duncan Street Dunedin		City Rise Residential
CC1028	Residential building	69 Russell Street Dunedin		City Rise Residential
CC1032	Residential building	7 Adam Street Dunedin		City Rise Residential
CC1033	Residential building	7 Braid Road Dunedin		City Rise Residential
CC1034	Residential building	7 Elm Row Dunedin		City Rise Residential
CC1035	Residential building	7 Maori Road Dunedin		City Rise Residential
CC1037	Residential building	70 Arthur Street Dunedin		City Rise Residential
CC1038	Residential building	70 Duncan Street Dunedin		City Rise Residential
CC1042	Residential building	71 Duncan Street Dunedin		City Rise Residential
CC1043	Residential building	71 Russell Street Dunedin		City Rise Residential
CC1044	Residential building	72 Arthur Street Dunedin		City Rise Residential
CC1045	Residential building	72 Duncan Street Dunedin		City Rise Residential
CC1047	Residential building	73 Canongate Dunedin		City Rise Residential
CC1048	Residential building	73 Duncan Street Dunedin		City Rise Residential
CC1049	Residential building	73 Elm Row Dunedin		City Rise Residential
CC1050	Residential building	73 Russell Street Dunedin		City Rise Residential
CC1051	Residential building	74 Duncan Street Dunedin		City Rise Residential
CC1052	Commercial building	74 Elm Row Dunedin		City Rise Residential
CC1053	Residential building	75 Arthur Street Dunedin		City Rise Residential



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC1055	Residential building	75 Elm Row Dunedin		City Rise Residential
CC1056	Residential building	75 Russell Street Dunedin		City Rise Residential
CC1058	Residential building	76 Duncan Street Dunedin		City Rise Residential
CC1059	Residential building	76 Elm Row Dunedin		City Rise Residential
CC1060	Commercial building	76 Russell Street Dunedin		City Rise Residential
CC1066	Residential building	77 Canongate Dunedin		City Rise Residential
CC1068	Residential building	78 Elm Row Dunedin		City Rise Residential
CC1070	Residential building	79 Canongate Dunedin		City Rise Residential
CC1071	Residential building	79 Russell Street Dunedin		City Rise Residential
CC1075	Residential building	8 Brown Street Dunedin		City Rise Residential
CC1076	Residential building	8 Canongate Dunedin		City Rise Residential
CC1077	Residential building	8 Duncan Street Dunedin		City Rise Residential
CC1078	Residential building	80 Arthur Street Dunedin		City Rise Residential
CC1079	Residential building	80 Duncan Street Dunedin		City Rise Residential
CC1080	Residential building	80 Russell Street Dunedin		City Rise Residential
CC1082	Residential building	81 Canongate Dunedin		City Rise Residential
CC1083	Residential building	81 Elm Row Dunedin		City Rise Residential
CC1084	Residential building	81 Russell Street Dunedin		City Rise Residential
CC1087	Residential building	82 Russell Street Dunedin		City Rise Residential
CC1090	Residential building	83 Elm Row Dunedin		City Rise Residential
CC1091	Residential building	83 Russell Street Dunedin		City Rise Residential
CC1093	Residential building	84 Russell Street Dunedin		City Rise Residential
CC1097	Residential building	85 Elm Row Dunedin		City Rise Residential
CC1098	Residential building	85 Russell Street Dunedin		City Rise Residential
CC1100	Commercial building	86 Elm Row Dunedin		City Rise Residential
CC1103	Residential building	87 Canongate Dunedin		City Rise Residential
CC1105	Residential building	87 Russell Street Dunedin		City Rise Residential
CC1106	Residential building	88 Arthur Street Dunedin		City Rise Residential
CC1107	Residential building	88 Russell Street Dunedin		City Rise Residential
CC1109	Residential building	89 Canongate Dunedin		City Rise Residential



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC1110	Residential building	89 Elm Row Dunedin		City Rise Residential
CC1111	Residential building	89 Russell Street Dunedin		City Rise Residential
CC1113	Residential building	9 Brown Street Dunedin		City Rise Residential
CC1114	Residential building	9 Elm Row Dunedin		City Rise Residential
CC1115	Residential building	9 Russell Street Dunedin		City Rise Residential
CC1116	Residential building	90 Arthur Street Dunedin		City Rise Residential
CC1118	Residential building	90 Russell Street Dunedin		City Rise Residential
CC1119	Residential building	91 Arthur Street Dunedin		City Rise Residential
CC1120	Residential building	91 Elm Row Dunedin		City Rise Residential
CC1121	Residential building	91 Russell Street Dunedin		City Rise Residential
CC1126	Residential building	93 Canongate Dunedin		City Rise Residential
CC1127	Residential building	93 Elm Row Dunedin		City Rise Residential
CC1128	Residential building	93 Russell Street Dunedin		City Rise Residential
CC1130	Residential building	94 Elm Row Dunedin		City Rise Residential
CC1131	Residential building	95 Elm Row Dunedin		City Rise Residential
CC1133	Residential building	97 Elm Row Dunedin		City Rise Residential
CC1134	Residential building	97 Russell Street Dunedin		City Rise Residential
CC1135	Residential building	98 Arthur Street Dunedin		City Rise Residential
CC1136	Residential building	99 Russell Street Dunedin		City Rise Residential
CC1140	Residential building	97 Clyde Street Dunedin		Dundas Street - Castle Street Residential
CC1141	Residential building	89 Clyde Street Dunedin		Dundas Street - Castle Street Residential
CC1142	Residential building	87 Clyde Street Dunedin		Dundas Street - Castle Street Residential
CC1143	Residential building	85 Clyde Street Dunedin		Dundas Street - Castle Street Residential
CC1144	Residential building	83 Clyde Street Dunedin		Dundas Street - Castle Street Residential
CC1145	Residential building	8 Agnew Street Dunedin		Dundas Street - Castle Street Residential
CC1146	Residential building	77 Clyde Street Dunedin		Dundas Street - Castle Street Residential



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC1147	Residential building	75A Clyde Street Dunedin		Dundas Street - Castle Street Residential
CC1148	Residential building	75 Clyde Street Dunedin		Dundas Street - Castle Street Residential
CC1150	Residential building	71 Clyde Street Dunedin		Dundas Street - Castle Street Residential
CC1151	Residential building	69 Clyde Street Dunedin		Dundas Street - Castle Street Residential
CC1152	Residential building	6 Agnew Street Dunedin		Dundas Street - Castle Street Residential
CC1153	Residential building	5 Agnew Street Dunedin		Dundas Street - Castle Street Residential
CC1154	Residential building	4-174 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1155	Residential building	3 Agnew Street Dunedin		Dundas Street - Castle Street Residential
CC1156	Residential building	3-174 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1157	Residential building	2-174 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1158	Residential building	179 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1159	Residential building	177 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1160	Residential building	175 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1162	Residential building	173 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1163	Residential building	171 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1164	Residential building	17 Agnew Street Dunedin		Dundas Street - Castle Street Residential
CC1165	Residential building	167 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1166	Residential building	163 Forth Street Dunedin		Dundas Street - Castle Street Residential



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC1167	Residential building	162 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1168	Residential building	161 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1169	Residential building	160 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1170	Residential building	16 Agnew Street Dunedin		Dundas Street - Castle Street Residential
CC1171	Residential building	159 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1172	Residential building	158 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1173	Residential building	157 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1174	Residential building	156 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1175	Residential building	155 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1176	Residential building	155 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1177	Residential building	154C Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1178	Residential building	154B Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1179	Residential building	154A Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1180	Residential building	153B Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1181	Residential building	153A Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1182	Residential building	153 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1183	Residential building	152 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1184	Residential building	151 Dundas Street Dunedin		Dundas Street - Castle Street Residential



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC1185	Residential building	150 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1186	Residential building	150 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1187	Residential building	15 Agnew Street Dunedin		Dundas Street - Castle Street Residential
CC1188	Residential building	149 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1189	Residential building	148 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1190	Residential building	148 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1191	Residential building	147 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1192	Residential building	146A Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1193	Residential building	146 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1194	Residential building	146 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1195	Residential building	145 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1196	Residential building	145 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1197	Residential building	144A Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1198	Residential building	144 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1199	Residential building	143 St David Street Dunedin		Dundas Street - Castle Street Residential
CC1200	Residential building	143 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1201	Residential building	142 St David Street Dunedin		Dundas Street - Castle Street Residential
CC1202	Residential building	142 Forth Street Dunedin		Dundas Street - Castle Street Residential



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC1203	Residential building	142 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1204	Residential building	141 St David Street Dunedin		Dundas Street - Castle Street Residential
CC1205	Residential building	140 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1206	Residential building	140 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1207	Residential building	14 Agnew Street Dunedin		Dundas Street - Castle Street Residential
CC1208	Residential building	139 St David Street Dunedin		Dundas Street - Castle Street Residential
CC1209	Residential building	139 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1210	Residential building	138 St David Street Dunedin		Dundas Street - Castle Street Residential
CC1211	Residential building	138 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1212	Residential building	136 St David Street Dunedin		Dundas Street - Castle Street Residential
CC1213	Residential building	136 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1214	Residential building	135 St David Street Dunedin		Dundas Street - Castle Street Residential
CC1215	Residential building	135 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1216	Residential building	134 St David Street Dunedin		Dundas Street - Castle Street Residential
CC1217	Residential building	133 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1218	Residential building	130 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1219	Residential building	13 Agnew Street Dunedin		Dundas Street - Castle Street Residential
CC1220	Residential building	129 Dundas Street Dunedin		Dundas Street - Castle Street Residential



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
CC1221	Residential building	128 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1222	Residential building	128 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1223	Residential building	127 Dundas Street Dunedin		Dundas Street - Castle Street Residential
CC1224	Residential building	124 Harbour Terrace Dunedin		Dundas Street - Castle Street Residential
CC1225	Residential building	124 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1226	Residential building	120 Harbour Terrace Dunedin		Dundas Street - Castle Street Residential
CC1227	Residential building	12 Agnew Street Dunedin		Dundas Street - Castle Street Residential
CC1228	Residential building	119 Clyde Street Dunedin		Dundas Street - Castle Street Residential
CC1229	Residential building	118 Harbour Terrace Dunedin		Dundas Street - Castle Street Residential
CC1230	Residential building	117 Clyde Street Dunedin		Dundas Street - Castle Street Residential
CC1231	Residential building	111 Clyde Street Dunedin		Dundas Street - Castle Street Residential
CC1232	Residential building	107 Clyde Street Dunedin		Dundas Street - Castle Street Residential
CC1233	Residential building	103 Clyde Street Dunedin		Dundas Street - Castle Street Residential
CC1234	Residential building	101 Clyde Street Dunedin		Dundas Street - Castle Street Residential
CC1235	Residential building	10 Agnew Street Dunedin		Dundas Street - Castle Street Residential
CC1236	Residential building	1 Agnew Street Dunedin		Dundas Street - Castle Street Residential
CC1237	Residential building	1-174 Forth Street Dunedin		Dundas Street - Castle Street Residential
CC1238	Commercial building	73 St Andrew Street Dunedin		George Street Commercial



Site Number	Building Name	Address	HNZ List Number	Heritage Precinct
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 Dunedin		City Rise Residential

A1.2 Schedule of Areas of Significant Biodiversity Value

Introduction to Areas of Significant Biodiversity Value

Schedule

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C001 {Change NE7}	Rock and Pillar Scenic Reserve	~~7453.9200~~ <u>9501.5300</u>	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. <u>Supports a diversity of other indigenous vegetation types including <i>Dracophyllum</i> shrublands, coprosma-matagouri shrubland and narrow-leaved snow tussock grassland.</u>	DOC (H43 008) <u>Conservation Area</u> ; 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 {Change NE7}	Mill Creek	~~1,136.4500~~ <u>1567.5500</u>	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. <u>The site provides significant habitat for indigenous forest birds.</u>	DOC (~~H44 076, H44 077, H44 086~~) <u>Scenic Reserve</u>
C008 {Change NE7}	Maungatua Summit Wetland Management Area and Maungatua Scenic Reserve	~~1440.4500~~ <u>1441.9000</u>	Rolling tussock and boggy tops descending to deeply dissected gullies with beech forest remnants. Tarn restiadg bog and tussockland cushion bog. Typical alpine wetland ~~cushionfield~~ <u>cushion field</u> , 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); <u>DCC Local Purpose Reserve</u>



Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
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)
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)



Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C023 {Change NE7}	Taieri Gorge	~~514.9300~~ <u>560.8400</u>	Long narrow reserve made up of steep forested slopes adjacent to the Taieri River, <u>contains a sizeable tract of kānuka-dominant forest on the eastern side of Taieri Gorge.</u> Botanical and fauna values <u>including</u> - long-tailed bat habitat.	DOC (~~I44-010~~) <u>Scenic Reserve</u>
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)
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 {Change NE7}	Silverpeaks and Whawha-raupō/ Swampy	~~3421.4400~~ <u>4326.2400</u>	The Silverpeaks hills west of Dunedin. Contains <u>remnant silver beech forest, snow-tussock grasslands, broadleaf forest, kānuka forest, mānuka scrubland, and cassinia/inaka shrubland, and is t</u> ~~The area~~ <u>provides significant habitat for native kārearea (New Zealand falcon), South Island fernbirds and a large number of variety of indigenous invertebrates.</u>	DOC (I44 039); <u>DCC Local Purpose Reserve; DCC Scenic Reserve</u>

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
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 Waioira 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 (Waioira 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 {Change NE7}	Westwood and Ocean View Recreation Reserve	42.8500 55.5100	Area of sandhills just north of Brighton between the sea and the road. Important site of remnant pingao <u>which is</u> - uncommon in this area.	DOC <u>Recreation Reserve</u> (I44 110) and DCC <u>Recreation Reserve</u>
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)



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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 car park, beside estuary and stream, up to native forest. An unusual association of exotic trees and native vegetation. An example of succession from pasture to forest.	DOC (I44 207)
C043 {Change NE7}	Mihiwaka	7.4700 <u>140.1300</u>	<u>Sub-alpine vegetation on slopes of Mt Mihiwaka. Comprises podocarp/broadleaved forest and cedar-podocarp/broadleaved forest on the flanks of Mihiwaka. Mānuka scrub, subalpine scrub, and rock outcrops on the Cedar Creek plateau, connect to a seven-hectare area of Public Conservation Land.</u>	DOC <u>Conservation Area</u> (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)



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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 <i>hebe elliptica</i> . 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)

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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)
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 {Change NE7}	Burns Park and Burns Park North	~~88.5300~~ <u>106.0300</u>	Most of the remaining bush in the steep easterly aspect overlooking Otago Harbour and containing podocarps. Bush remnants include Halls tōtara, rimu and miro. Burns Park North – Broadleaved – and kānuka forest is also present on hillslopes.	DOC <u>Scenic Reserve</u> (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)

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C067	Aramoana Conservation Area and Estaurine 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)
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)



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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 {Change NE7}	Mt Cargill Scenic Reserve (including Bethunes Gully)	287.9800 310.1800	<u>Contains diverse vegetation types including Aalpine/subalpine area of native herbs, shrubs, and tussock grasslands, podocarp/broadleaf forest, kānuka-broadleaf forest, mānuka-broadleaf forest, and mānuka scrub. The area is close to the urban centre and provides important habitat for with important populations of native insects indigenous fauna. Broadleaved and kanuka forest on hillslope and gully.</u>	DCC Natural Reserve, DCC Local Purpose Reserve, and DOC Scenic Reserve (I44 217)
C079	Caversham Bush Reserve	3.4000	Habitat of rare and significant native fauna.	DCC Natural Reserve
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



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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 {Change NE13}	QEII Trust Covenant	~~82.3000~~ <u>71.1000</u>	Semi-coastal regenerating tussock shrub land and broadleaf/podocarp forest remnant.	QEII Trust Covenant
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)

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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
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

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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



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C128	Adjacent Chingford Park	10.4400	Podocarp/broadleaved and forest on mid hillslope.	DCC Natural Reserve
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 {Change NE7}	North branch Waikouaiti River 1	~~508.4600~~ <u>645.0900</u>	Tussock grassland, montane scrub, kāanuka scrub and forest, broadleaved forest, podocarp/broadleaved forest on hillslopes and boulderfields occupying <u>the entire height of Mt Watkin.</u>	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 {Change NE7}	Prospect Park Reserve (Lachlan)	~~4.9300~~ <u>12.4600</u>	~~Includes Woodhaugh Gardens, Prospect Park, part Botanic Garden (not including Northern Cemetery), northern parts of Town Belt, Willowbank and traffic island. Kanuka forest, broadleaved forest, on midslope. Kāanuka/broadleaved forest dominated by fuchsia is on hillslope present throughout. Notably, groves of kōwhai and ngaio are scattered, including the presence of fierce lancewood (among other important tree species).~~	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



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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 {Change NE7}	Parks Wallace	~~7.9000~~ <u>15.5400</u>	Lowland broadleaf forest dominated by māāhoe, tree fuchsia, tarata, kānuka, māpou and ngaio. Forms parts of the Dunedin Town Belt and provides connectivity and habitat for indigenous flora and fauna across the urban area and surrounded by residential suburbs	DCC <u>Recreation</u> Reserve
C144 {Change NE7}	City Forests Whare Flat Silverstream and Flagstaff Forest	~~176.8400~~ <u>187.5700</u>	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

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
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	MurraysRoad 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, Middelmarsh. 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
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

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
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	Takitoa 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
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>Austrodotea benhami</i> . Birds include kereru, tomtit, brown creeper, rifleman and other common forest birds.	QEI 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

Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C165	Harbour Cone - North	9.1	Dry kanuka forest with a broadleaved understorey. Supports locally important tree species such as ngaio, pokaka, kowhai and Hall's totara and indigenous forest birds.	NA
C166	Chain Hills - Morris Road	5.2460	Regenerating kanuka-broadleaved forest supporting a locally important tree species (totara) and indigenous forest birds.	NA
C167	Patmos Avenue	9.33	Tall diverse regenerating kanuka forest and broadleaved (tree fuchsia-mahoe) forest with remnant canopy podocarps including rimu and totara.	NA
C168	Normanby (Signal Hill) slopes	21.6	Important remnant of a much-reduced podocarp-broadleaved dry forest type dominated by kowhai, narrow-leaved lacebark, lowland ribbonwood, matai and totara. Includes areas of regenerating forest dominated by kanuka. Supports 60 indigenous plant species including 1 nationally at-risk and 9 locally important plant species.	Protective covenant on land title
C169	Double Hill Road	8.93	Comprised of six individual stands of regenerating podocarp-broadleaf forest, ranging in size from 0.65 – 4.16ha. The stands are comprised of species that are commonly found in regenerating bush throughout Dunedin, including: mahoe, kanuka, kotukutuku (fuchsia), makomako (wineberry), kapuka (broadleaf) and several species of coprosma. The more notable emergent species found in two of the areas are miro, matai and kahikatea.	NA
C170	Ōtākou Golf Course Road	6.58	Dune slack wetland vegetation communities including rushes, sedges and turf plants. Indigenous plants include rautahi, pukio (sedge grasses), wī (rush) and herbs such as silverweed, native <i>Lobelia</i> and water milfoil species as well as a nationally at risk species (<i>Centrolepis minima</i>). The presence of aquatic plants such as red pondweed and water fern in areas with no standing water indicates the presence of ephemeral wetland habitat. Important habitat values for birds.	NA



Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C171 {Change NE7}	Kaikorai Beach	116.6000	The site includes a dune sequence from beach to stable rare dunes, with a regenerating dune forest of mahoe, kōhūhū, and ngaio which provides important resting habitat for New Zealand sea lion (pakake). Small areas of salt marsh are also present.	DCC Local Purpose Reserve
C172 {Change NE7}	Te Papanui Conservation Park	15,045.9200	A significant and diverse area of tussock grassland, wetlands and shrublands, which provide significant habitat for herpetofauna and other nationally threatened species including Eldon's galaxias.	DOC Conservation Park
C177 {Change NE7}	Pūrākaunui Road	12.1300	Comprises kānuka forest and broadleaved forest in hillslope gullies within a landscape where most of the indigenous vegetation has been cleared.	DCC Local Purpose Reserve
C178 {Change NE7}	Hodson Hill	7.0900	Comprises regenerating indigenous forest and areas of gorse scrub on hillslopes below Heyward Point Road. Located in a landscape in which only small remnants of indigenous forest remain.	DCC Local Purpose Reserve
C179 {Change NE7}	Aramoana Dunes	27.9300	Comprises predominantly exotic vegetation on dunes which occur on Acutely Threatened land environments. Contains important habitat for seabirds and New Zealand sea lions.	DCC Recreation Reserve
C180 {Change NE7}	Garden Bush Creek	12.6600	Located in the upper catchment of Garden Bush Creek. The site comprises several different vegetation types including kānuka forest, regenerating broadleaved forest, bracken fernland, tussock grassland and rocky outcrops. The site is significant for its role in buffering Garden Bush Creek.	NA
C181 {Change NE7}	Little Hoopers Inlet Wildlife Management Refuge	8.7700	Largely comprises an open water estuary separated from the larger Hoopers Inlet by Allans Beach Road which provides valuable habitat for indigenous water birds. Areas dominated by oioi are present on wetland margins.	DOC Government Purpose Reserve
C182 {Change NE7}	Company Bay Recreation Reserve	1.4200	Broadleaved forest on a scarp above the Yellow-eyed Penguin Trust Nursery at Company Bay.	DCC Recreation Reserve



Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C183 {Change NE7}	Tomahawk Beach and Smaill's Beach	24.5500	Coastal forest and scrub on dunes which provides important habitat for New Zealand sea lion.	DCC Recreation and Local Purpose Reserve
C184 {Change NE7}	Harcourt	1.5600	Comprises an area of broadleaved forest dominated by fuchsia, mahoe, and putaputawētā and forms part of the Dunedin Town Belt. The area provides an important function as a wildlife corridor and seed source for surrounding areas.	DCC Recreation Reserve
C185 {Change NE7}	Dundas	3.8900	Comprises a compact area of forest within the urban area and includes a small area of rare alluvial forest with mature kahikatea and narrow-leaved lacebark. Kānuka-broadleaved forest and broadleaved forest is also present.	DCC Recreation Reserve
C186 {Change NE7}	Lovelock	3.1700	Comprises two areas of kānuka-broadleaved forest on either side of Lovelock Ave. Has important values as habitat for indigenous forest birds.	DCC Recreation Reserve
C187 {Change NE7}	Northern	0.8300	Comprises two areas of kānuka-broadleaved forest and broadleaved forest on hillslopes to the west of Logan Park School. Significant for its rarity values associated with indigenous vegetation on Acutely Threatened and At Risk land environments.	DCC Recreation Reserve
C188 {Change NE7}	Logan Park	8.4600	Comprises a relatively large area of kānuka-broadleaved forest on the western side of Logan Park School which provides important habitat for indigenous forest birds.	DCC Recreation Reserve
C189 {Change NE7}	Deborah Bay	37.1600	Comprises areas of different vegetation types that provide important habitat for indigenous forest birds. These include podocarp/broadleaved forest, broadleaved forest, kānuka forest, and regenerating forest located between Blueskin Road and the railway in the upper catchment of Deborah Bay.	NA



Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C190 {Change NE7}	Port Chalmers Water Supply Catchment 1	6.6200	Comprises a sizeable area of broadleaved gully forest and regenerating forest in a sub-catchment above the Port Chalmers reservoir that provides habitat for indigenous forest birds.	NA
C191 {Change NE7}	Port Chalmers Water Supply Catchment 2	31.8300	Comprises of podocarp/broadleaved forest and broadleaved forest in the central gully above the Port Chalmers water supply reservoir providing habitat for indigenous forest birds.	NA
C192 {Change NE7}	Mt Kettle	77.5500	Comprises part of an upland plateau and Mt Kettle and its flanks, supporting a mix of podocarp-cedar/broadleaved forest, kānuka forest, mānuka scrub, rock outcrops and gorse scrub. A relatively large site that buffers adjoining ASBVs and provides a diversity of habitats for indigenous fauna.	NA
C193 {Change NE7}	Mt Martin	0.8600	Comprises a small area of kānuka-dominant forest on the lower northern slopes of Mt Martin. Provides important connectivity and habitat within the wider area.	NA
C194 {Change NE7}	Sullivans Dam	182.6800	Comprises a large area of podocarp-cedar/broadleaved forest and podocarp/broadleaved forest on the ridge and north faces above Pigeon Flat Road and in the basin above Sullivans Dam. Includes the largest and most important area of podocarp-cedar/broadleaved forest in Dunedin and contains numerous important indigenous tree species.	DCC Local Purpose Reserve
C195 {Change NE7}	Ross Creek Reservoir	9.7100	Mostly comprises kānuka-dominant forest on the eastern side of the Ross Creek Reservoir as well as a small area of podocarp/broadleaved forest and broadleaved forest. Provides important habitat and connectivity for indigenous fauna.	NA
C196 {Change NE7}	Lower Ross Creek	16.1800	Comprises a compact area of kānuka forest and kānuka-broadleaved forest in the lower part of Ross Creek. Provides important habitat and connectivity for indigenous fauna.	Urban Biodiversity Mapped Area (UBMA09)



Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C197 {Change NE7}	Upper Ross Creek	175.7800	A large site spanning a wide elevational range and contains a diverse range of habitats and vegetation types, including podocarp/broadleaved forest, broadleaved forest, kānuka forest, mixed shrubland, narrow-leaved snow tussock grassland, boulder field, and a fen wetland. The site provides important habitat for a diverse range of flora and fauna, including threatened and/or locally important species such as the South Island fernbird and white rātā.	NA
C198 {Change NE7}	Flagstaff and Silverstream	3549.6900	Comprises a large area on the western slopes of the Flagstaff-Swampy Ridge and the upper Silverstream catchment. Vegetation types include a wide range of broadleaved, kānuka/broadleaved, mānuka shrubland and forest, flaxland, grassland associations, wetland associations as well as occasional emergent rimu, matai, kōwhai, and lowland ribbonwood. A sizeable number of locally important plant species are also present. This diverse site provides a range of habitats for threatened fauna and flora including the South Island fernbird.	NA
C199 {Change NE7}	Nicols Creek	168.7600	Comprises the catchment of Nicols Creek on the eastern side of the Flagstaff-Swampy Ridge and spans a wide elevation range. A diverse range of vegetation types, including podocarp/broadleaved forest, kānuka/broadleaved forest, mānuka-broadleaved forest, scrub and shrubland, and tussock grassland are present throughout the area. Several Threatened, At Risk, and locally important plant species are present and provides important habitat for indigenous forest fauna.	NA



Site Number	Name (Location)	Area (ha)	Description and values	Other protection status
C200 {Change NE7}	Morrisons Burn	218.9500	Located in the catchment of Morrisons Burn, a tributary of Leith Stream with a wide elevation range supporting a diverse range of vegetation types from podocarp/broadleaved forest at lower elevation, through broadleaved forest to kānuka and mānuka forest, upland shrubland, grassland, and wetland types. Several Threatened, At Risk, and locally important plant species are present. Provides habitat for South Island fernbird.	NA
C201 {Change NE7}	Whare Flat Kōwhai	36.5600	Located in the McQuilkans Creek catchment above Whare Flat. Supports a distinctive area of dry forest dominated by kōwhai, tōtara, and narrow-leaved lacebark. Kānuka-dominant forest is extensive on dry-north-facing slopes, with broadleaved forest in gullies. Alluvial forest dominated by tōtara, kānuka, and kōwhai is present in the downstream part of the site. Contributes to the connection of surrounding vegetation.	NA
C202 {Change NE7}	Whare Flat	5.0000	Comprises kānuka forest on sunny slopes with kōwhai, kānuka, and broadleaved trees in alluvial sites. Contributes to the connection of surrounding indigenous vegetation. Partly located on Acutely Threatened land environments with less than 10% of their original vegetation remaining, and partly on At Risk land environments.	NA
C203 {Change NE7}	Upper Whare Flat	12.2000	Comprises kānuka-broadleaved forest that helps to buffer Whare Creek and connects adjacent indigenous vegetation.	NA
C204 {Change NE7}	Black Rock Stream	2.7700	Comprises schist rock outcrops beside Black Rock Stream, with locally dense coprosma-matagouri-porcupine shrub shrubland. Comprises indigenous shrubland vegetation that may provide habitat for indigenous lizards on an Acutely Threatened land environment.	DCC Local Purpose Reserve
C205 {Change NE7}	Kaikorai Scenic Reserve	4.0300	Comprises a kānuka-broadleaved forest in a gully near Brockville and located on Acutely Threatened land environments.	DCC Scenic Reserve

A1.3 Schedule of Trees

Introduction to Tree Schedule

Schedule

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G003 {Change Tree2}	55 Burma Road Dunedin and 20 Booth Road Dunedin	Sequoia sempervirens (group)	Californian redwood	
G004 {Change Tree2}	125 Gladstone Road Sth Mosgiel	Exotic group (group of 14)	Exotic	
G006	120 Dukes Road Sth Taieri	Quercus robur (12)	English oak	
G007	3 Chelivode Street Waitati	Eucalyptus regnans (group)	Mountain ash	
G008 {Change Tree2}	R Anzac Avenue Dunedin (between St Andrew Street and Union Street)	Ulmus sp (avenue)	Elm	
G010 {Change Tree2}	36 Barclay Street Dunedin	Cupressus macrocarpa (group of 54)	Monterey cypress	
G012 {Change Tree2}	66 Bayfield Road Dunedin	Eucalyptus sp (group of 54)	Gum	
G013 {Change Tree2: now a single tree listing at TX007}	20 Beaconsfield Road Portobello	Podocarpus totara (group)	Totara	
G014 {Change Tree2}	R Bedford Street and 89 Bedford Street Dunedin	Quercus robur (group of 2)	Oak	
G015 {Change Tree2}	11 Bellevue Place Port Chalmers	Eucalyptus sp (group of 4)	Gum	



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G016 {Change Tree2}	R Belmont Lane Dunedin	Quercus robur (group of 21)	Oak	
G017 {Change Tree2}	49 Birchfield Avenue Dunedin	Cupressus macrocarpa (group of 7)	Monterey cypress	
G018 {Change Tree2}	35 Braeside Mosgiel	Quercus robur (group of 6)	Oak	
G019 {Change Tree2}	26 and 36 Braeview Crescent Dunedin	Nothofagus fusca (group of 2)	Red beech	Tawhairaunui
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 {Change Tree2: now a single tree listing at TX008}	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 {Change Tree2: now a single tree listing at TX009}	145 Camp Road Pukehiki	Eucalyptus sp (group)	Gum	



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G028	R Camp Road Pukehiki	Cupressus macrocarpa / Pinus radiata (avenue)	Monterey cypress / Monterey pine	
G029 {Change Tree2: now a single tree listing at TX010}	81 Chain Hills Road Taieri	Eucalyptus sp (group)	Gum	
G030 {Change Tree2}	19D and 19E Highgrove Dunedin	Cupressus macrocarpa (group)	Monterey cypress	
G031	348 Coast Road Waikouaiti	Sophora microphylla (group)	Kowhai	Kowhai
G032 {Change Tree2}	173 Mount Stoker Road Middlemarch	Populus nigra var. Italica (group of 6-7)	Lombardy poplar	
G033 {Change Tree2}	R Dalziel Road Dunedin	Cupressus macrocarpa / Pinus radiata (avenue)	Monterey cypress/ Monterey pine	
G034 {Change Tree2}	145 Doctors Point Road Waitati	Quercus robur (group of 2)	Oak	
G035 {Change Tree2: now a single tree listing at TX011}	182 Doctors Point Road Waitati	Pseudopanax crassifolius (group)	Lancewood	Horoeka
G038	275 Factory Road Mosgiel	Fagus sylvatica 'Riversii' (group of 2)	Copper beech	
G039 {Change Tree2}	R Ferntree Drive <u>and</u> 14 Dean Street Dunedin	Larix decidua (group of 4)	Larch	



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G040 {Change Tree2}	12A Fifiel Street Dunedin	Ulmus procera (group of 2)	Elm	
G041	47A Fulton Road Dunedin	Acacia melanoxylon (group of 3)	Blackwood	
G042	860 Gladbrook Road Middlemarch	Fraxinus excelsior (avenue)	Ash	
G043 {Change Tree2}	860 Gladbrook Road Middlemarch	Sequoiadendron giganteum (group of 2)	Wellingtonia	
G045	100 Gladstone Road Dunedin	Nothofagus fusca (group of 2)	Red beech	Tawhairaunui
G047 {Change Tree2: now a single tree listing at TX012}	171 Gladstone Road Sth Mosgiel	Sequoiadendron giganteum (group of 3)	Wellingtonia	
G049 {Change Tree2}	85 Glenelg Street Dunedin	Pseudotsuga menziesii (group of 3)	Douglas fir	
G050 {Change Tree2}	85 Glenelg Street Dunedin	Sequoiadendron giganteum (group of 3)	Wellingtonia	
G051	R Glengyle Street Dunedin	Pinus radiata (group of 2)	Monterey pine	
G053 {Change Tree2: now a single tree listing at TX013}	58 Grendon Street Dunedin	Sequoiadendron giganteum (group of 3-4)	Wellingtonia	
G054 {Change Tree2}	1711 Highcliff Road Dunedin	Eucalyptus globulus (group of 7-8)	Blue gum	



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G055 {Change Tree2}	1711 Highcliff Road Dunedin	Quercus robur (group of <u>54</u>)	Oak	
G056 {Change Tree2}	1 Quarantine Island Port Chalmers	Cupressus macrocarpa (group of <u>9</u>)	Monterey cypress	
G057 {Change Tree2}	3 Quarantine Island Port Chalmers	Pinus sylvestris (group of <u>5-6</u>)	Scots pine	
G058 {Change Tree2}	190 Kaikorai Valley Road Dunedin	Rhododendron sp (group of <u>3</u>)	Rhododendron	
G060 {Change Tree2}	626 Gladbrook Road Middlemarch	Quercus robur (group of <u>42</u>)	Oak	
G061	R Leith Walk Dunedin	Fagus sylvatica (group of <u>8</u>)	English Beech	
G062 {Change Tree2: now a single tree listing at TX014}	~~154 Macandrew Road~~ Dunedin	~~Betula pendula (group of <u>3</u>)~~	~~Silver birch~~	
G063 {Change Tree2}	~~101 and 103 Maryhill Terrace~~ Dunedin	Sequoia sempervirens (group of <u>42</u>)	Sequoia	
G064 {Change Tree2}	197 McGrath Road Waikouaiti	Tilia x europaea (group of ~~15~~ <u>13</u>)	Lime	
G065	197 McGrath Road Waikouaiti	Corylus avellana (group of <u>5</u>)	Hazelnut	
G067 {Change Tree2}	3 McMeakin Road Dunedin	Eucalyptus sp (group of <u>2</u>)	Eucalyptus	
G068	41 Milburn Street Dunedin	Eucalyptus globulus (group of <u>2</u>)	Blue gum	
G069	73 Mold Street Middlemarch	Ulmus sp (group of <u>2</u>)	Elm	



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G070 {Change Tree2}	86 Mold Street Middlemarch	Quercus robur (group of 54)	Oak	
G071	105 Moonlight Road Middlemarch	Quercus robur (group of 14)	Oak	
G072 {Change Tree2}	1011 Mount Cargill Road Waitati	Eucalyptus globulus (avenue group of 3)	Blue gum	
G073 {Change Tree2}	1-73 Buccleugh Street Dunedin	Sequoia sempervirens (group of 13)	Sequoia	
G074 {Change Tree2}	45 McMeakin Road Abbotsford	Pinus radiata (x1) / Cupressus macrocarpa (x3) (group of 4)	Monterey pine (x1) / Monterey cypress (x3)	
G075 {Change Tree2}	123 North Taieri Road Abbotsford	Rhododendron sp (group of 69)	Rhododendron	
G076	123 North Taieri Road Abbotsford	Metrosideros robusta (group of 2)	Northern rata	Rata
G077 {Change Tree2}	95 Norwood Street Dunedin	Eucalyptus sp (group x2) / Albies alba (x1)	Gums (x2) / eonifer Silver fir (x1)	
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 {Change Tree2}	<u>Rail corridor adjacent to 22 290 and 320 Gladstone Road Sth Mosgiel and 82 and 88 Gladfield Road East Taieri</u>	Quercus robur (avenue)	Oak	
G084	186 Reservoir Road Sawyers Bay	Sequoiadendron giganteum (group of 3)	Wellingtonia	



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G087 {Change Tree2}	15 Sanda Road Dunedin	Pseudotsuga menziesii (group of 6-87)	Douglas fir	
G089	8 Scotia Street Waikouaiti	Eucalyptus sp (group)	Gum	
G090 {Change Tree2}	2 Seddon Street Waikouaiti	Quercus robur (group of 4)	Oak	
G091 {Change Tree2}	20 Isadore Road Dunedin	Pinus radiata (group of 17)	Monterey pine	
G093 {Change Tree2}	39 and 53 Stone Street Dunedin and 343 Kaikorai Valley Road Dunedin	Cupressus macrocarpa (group of 5)	Monterey cypress	
G094 {Change Tree2}	33 Swansea Street Middlemarch	Quercus robur (group of 76)	Oak	
G095 {Change Tree2}	24 Tahuna Road Dunedin	Pinus radiata (group of 4)	Monterey pine	
G096 {Change Tree2}	496 Taieri Road Dunedin	Fraxinus excelsior (group of 65)	Ash	
G097 {Change Tree2}	496 Taieri Road Dunedin	Sequoiadendron giganteum (group of 54)	Wellingtonia	
G098 {Change Tree2}	496 Taieri Road Dunedin	Pseudotsuga menziesii (group of 56)	Douglas fir	
G099 {Change Tree2}	475 Tomahawk Road Ocean Grove	Cupressus macrocarpa (group of 5)	Monterey cypress	
G100 {Change Tree2}	477 Tomahawk Road Ocean Grove	Cupressus macrocarpa (group of 4)	Monterey cypress	
G102 {Change Tree2}	126 Wairongoa Road North Taieri	Podocarpus totara (group of 62)	Totara	Totara
G103	183 Wairongoa Road North Taieri	Sequoiadendron giganteum (group of 3)	Wellingtonia	



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G105	343 McHardy Road Middlemarch	Populus sp / Quercus robur (group shelterbelt)	Poplar - Oak	
G106 {Change TreeX}	98 Woodside Road Outram	Quercus robur (group 4-5x4) / Ulmus glabra (x2) / Tilia x europaea (x1)	Oak (x4) / Elm (x2) / Lime (x1)	
G107 {Change Tree2: now a single tree listing at TX015}	171 Gladstone Road Sth Mosgiel	Sequoia sempervirens (group)	Coastal redwood	
G108 {Change Tree2}	33 Heriot Row Dunedin	Sophora microphylla (x3) / Prumnopitys ferruginea (x1) / Pseudopanax crassifolius (group)	Kowhai (x3) / Miro (x1) / Lancewood	
G109 {Change Tree2}	7797 Hyde- Middlemarch Road Middlemarch	Pinus ponderosa (group of 3)	Western yellow pine	
G110 {Change Tree2}	95 Norwood Street Dunedin	Nothofagus fusca/ Nothofagus truncata/ Nothofagus menziesii (group of 3)	Beech	
G111	31 Royston Street Dunedin	Red beech		Nothofagus fusca (group of 2)
G112 {Change Tree2: now a single tree listing at TX016}	107 Stevenson Avenue Sawyers Bay	Metrosideros umbellata (group)	Southern rata	Rata
G113	58 Taieri Mouth Road Brighton	Cupressus macrocarpa (group of 2)	Monterey cypress	



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
G114 {Change Tree2}	1 Torridon Street Dunedin	Quercus robur (group of 4)	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 {Change Tree2}	110 Frederick Street Dunedin	Ulmus glabra "Lutescens" (group of 6)	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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
T058	70 Riccarton Road West Mosgiel	Sequoiadendron giganteum	Wellingtonia	
T060	1 Duke Street Mosgiel	Dacrycarpus dacrydioides	White pine	Kahikatea



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T062 {Change Tree1}	10 and 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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T084	270 Factory Road Mosgiel	Cedrus deodara	Deodar	
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	
T101	31 Holyhead Street Outram	Magnolia grandiflora	Bull bay	
T102	167 McDonald Road Woodside	Podocarpus totara	Totara	Totara
T103	167 McDonald Road Woodside	Podocarpus totara	Totara	Totara

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T104	187 McDonald Road Woodside	Podocarpus totara	Totara	Totara
T105	187 McDonald Road Woodside	Podocarpus totara	Totara	Totara
T106	805 Outram-Mosgiel Road Taieri	Juglans regia	Common walnut	
T107	9 Mountfort Street Outram	Fagus sylvatica 'Riversii'	Copper beech	
T108	17 Holyhead Street Outram	Ulmus procera	English elm	
T111	17 Ravensburn Street Woodside	Cordyline australis	Cabbage tree	Ti kouka
T112	1260 Lee Stream-Outram Road Outram	Quercus robur	English oak	
T113	1130 Lee Stream-Outram Road Outram	Sequoiadendron giganteum	Wellingtonia	
T114	1131 Lee Stream-Outram Road Outram	Sophora microphylla	Kowhai	Kowhai
T115	3 Prospect Row Roseneath	Sequoiadendron giganteum	Wellingtonia	
T117 {Change TreeX}	<u>152 School Road Nth North Taieri</u>	<u>Juglans regia</u>	<u>Common walnut</u>	
T118 {Change TreeX}	<u>152 School Road Nth North Taieri</u>	<u>Quercus robur</u>	<u>English oak</u>	
T119 {Change TreeX}	<u>152 School Road Nth North Taieri</u>	<u>Quercus robur</u>	<u>English oak</u>	
T121	200 Huntly Road Outram	Cordyline australis	Cabbage tree	Ti Kouka
T122	145 Hazlett Road North Taieri	Quercus robur	English oak	
T123	1 Abbotts Hill Road Abbotsford	Hoheria angustifolia	Hoheria	Houhere
T124	1 Abbotts Hill Road Abbotsford	Podocarpus totara	Totara	Totara

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T125	1 Abbotts Hill Road Abbotsford	Dacrydium cupressinum	Red pine	Rimu
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	
T135	51 Albert Street Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T136	39 Allandale Road Dunedin	Griselinia littoralis	Broadleaf	Papauma
T138	3 Henley Road Henley	Quercus robur	Oak	
T139	45 Allen Road Sth Green Island	Podocarpus totara	Totara	Totara
T140	45 Allen Road Sth Green Island	Podocarpus totara	Totara	Totara
T141	14 Alison Crescent Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T142	14 Alison Crescent Dunedin	Tilia x europaea	Lime	
T143	7 Alva Street Dunedin	Cupressus sempervirens Swane's Gold	Mediterranean cypress	
T144	7 Alva Street Dunedin	Cupressus sempervirens Swane's Gold	Mediterranean cypress	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T145	34 Alva Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T149	365 Aramoana Road Port Chalmers	Cupressus macrocarpa	Monterey cypress	
T150	381 Aramoana Port Chalmers	Pinus radiata	Monterey pine	
T151	28 Argyle Street Mosgiel	Fagus sylvatica 'Riversii'	Copper beech	
T152	43 Argyle Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T153	50 Argyle Street Mosgiel	Pinus ponderosa	Western yellow pine	
T154	74 Argyle Street Mosgiel	Metasequoia glyptostroboides	Dawn redwood	
T155	74 Argyle Street Mosgiel	Ulmus glabra 'Horizontalis'	Spreading elm	
T156	74 Argyle Street Mosgiel	Tilia x europaea	Lime	
T157	57 Argyle Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T158	2 Arthur Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
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 canerensis	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

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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
T231	19 Brinsdon RoadRoad 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

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T279	22 Cannington Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T281	82 Cannington Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
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 Middelmarsh	Sequoiadendron giganteum	Wellingtonia	
T287	15 Cardigan Street East Middelmarsh	Pseudotsuga menziesii	Douglas fir	
T288	17 Cardigan Street East Middelmarsh	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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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 {Change Tree1}	425 121 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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
T354	53 County RoadRoad 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 glyptostrobooides	Dawn redwood	
T368	640 Cumberland Street Dunedin	Juglans regia	Walnut	
T370	31 Dalry Street Dunedin	Eucalyptus sp	Eucalyptus	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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 {Change Tree1}	13 and 15 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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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	



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T439 {Change Tree2: merged with tree group G038}	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
T455	12A Fifield 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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
T482	1020 George Street Dunedin	Sophora microphylla	Kowhai	Kowhai
T483	1028 George Street Dunedin	Quercus coccinea	Oak	
T484	1037 George Street Dunedin	Tilia x europaea	Lime	
T485	6 Gilkison Street Dunedin	Araucaria araucana	Monkey puzzle	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T486	860 Gladbrook Road Middlemarch	Quercus robur	Oak	
T487	860 Gladbrook Road Middlemarch	Quercus coccinea	Scarlet Oak	
T488	860 Gladbrook Road Middlemarch	Sequoia sempervirens	Sequoia	
T489	860 Gladbrook Road Middlemarch	Juglans regia	Walnut	
T490	33 Gladfield Road East Taieri	Eucalyptus globulus	Blue gum	
T491	33 Gladfield Road East Taieri	Eucalyptus globulus	Blue gum	
T492	33 Gladfield Road East Taieri	Eucalyptus globulus	Blue gum	
T493	R Gladstone Road Nth Mosgiel	Sequoiadendron giganteum	Wellingtonia	
T494	100 Gladstone Road Dunedin	Abies procera	Noble fir	
T496	67A Gladstone Road Dunedin	Juglans regia	Walnut	
T499	110 Gladstone Road Nth Mosgiel	Sequoiadendron giganteum	Wellingtonia	
T500	116 Gladstone Road Nth Mosgiel	Sequoiadendron giganteum	Wellingtonia	
T501	116 Gladstone Road Nth Mosgiel	Sequoiadendron giganteum	Wellingtonia	
T503	88A Glasgow Street Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T504	34 Glen Road Dunedin	Betula pendula	Silver birch	
T506	R Glen Road Dunedin	Fagus sylvatica	English beech	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
T576	8 Hoopers Inlet Road Portobello	Podocarpus totara	Totara	Totara
T577	28 Heriot Row Dunedin	Fagus sylvatica 'Riversii'	Copper beech	



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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
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 Middlemarch	Quercus robur	Oak	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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 'Glauca'	Blue atlas cedar	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
T864	428 North Road Dunedin	Araucaria araucana	Monkey puzzle	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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 Orokoni Road Waitati	Sequoiadendron giganteum	Wellingtonia	
T886	58 Orokoni Road Waitati	Dacrydium cupressinum	Red pine	Rimu
T887	90 Orokoni Road Waitati	Quercus robur	Oak	
T888	485 Otokia Road West Otokia	Cedrus atlantica 'Glauca'	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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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
T907	430 Portobello Road Dunedin	Prumnopitys taxifolia	Black pine	Matai
T908	432 Portobello Road Dunedin	Eucalyptus globulus	Blue gum	
T909	724 Portobello Road Portobello	Metrosideros excelsa	Pohutukawa	Pohutukawa
T910	R Portobello Road Macandrew Bay	Podocarpus totara	Totara	Totara
T911	18 Poulter's Road Dunedin	Prumnopitys taxifolia	Black pine	Matai
T913	22 Prestwick Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T914	26 Prestwick Street Dunedin	Nothofagus menziesii	Silver beech	Tawhai
T915	26 Prestwick Street Dunedin	Nothofagus menziesii	Silver beech	Tawhai
T917	3 Prospect Row Roseneath	Fagus sylvatica 'Riversii'	Copper beech	
T919	268 Puddle Alley Wingatui	Eucalyptus sp	Gum	
T920	268 Puddle Alley Wingatui	Eucalyptus sp	Gum	
T921	8 Pukeko Street St Leonards	Quercus robur	Oak	
T923	182 Queen Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T924	21 Queen Street Dunedin	Metrosideros umbellata	Southern rata	Rata
T925	38 Queen Street Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T926	38 Queen Street Dunedin	Quercus palustris	Pin Oak	
T927	40 Queen Street Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T928	42 Queen Street Dunedin	Ulmus glabra	Elm	
T930	69 Queen Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
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	



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
T977	5 Runciman Street Abbotsford	Pyrus communis	Pear	
T978	25 Ruskin Terrace Dunedin	Metasequoia glyptostroboides	Dawn redwood	
T979	42A Rutherford Street Dunedin	Betula pendula	Silver birch	
T980	42A Rutherford Street Dunedin	Aesculus hippocastanum	Horse chestnut	



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T981	42A Rutherford Street Dunedin	Fraxinus excelsior	Ash	
T982	42A Rutherford Street Dunedin	Ulmus glabra	Elm	
T983	42A Rutherford Street Dunedin	Tilia x europaea	Lime	
T984	167 Saddle Hill Road Saddle Hill	Juglans regia	Walnut	
T985	167 Saddle Hill Road Saddle Hill	Juglans regia	Walnut	
T986	167 Saddle Hill Road Saddle Hill	Juglans regia	Walnut	
T987	167 Saddle Hill Road Saddle Hill	Juglans regia	Walnut	
T988	167 Saddle Hill Road Saddle Hill	Juglans regia	Walnut	
T989	167 Saddle Hill Road Saddle Hill	Various	Remnant bush	
T990	17 Sandringham Street Dunedin	Cordyline australis	Cabbage tree	Ti kouka
T991	30 Sheen Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T992	145 Hazlett Road North Taieri	Fagus sylvatica	English beech	
T993	145 Hazlett Road North Taieri	Fagus sylvatica	English beech	
T995	29 School Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T996	15 Scotland Street Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T997	15 Scotland Street Dunedin	Chaemycyparis lawsoniana	Lawsons cypress	
T998	23 Scotland Terrace Burnside	Fagus sylvatica 'Riversii'	Copper beech	
T1000	184 Scott Street Dunedin	Quercus robur	Oak	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
T1008	6 Severn Street Abbotsford	Pseudopanax crassifolius	Lancewood	Horoeka
T1009	R Shand Street Green Island	Quercus robur	Oak	
T1010	2 Sherwood Street Portobello	Podocarpus totara	Totara	Totara
T1011	141 Shetland Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T1012	173 Shetland Street Dunedin	Sequoia sempervirens	Sequoia	
T1013	173 Shetland Street Dunedin	Ulmus glabra	Elm	
T1015	46 Sidey Street Dunedin	Araucaria heterophylla	Norfolk pine	
T1016	17 Skerries Street Outram	Juglans regia	Walnut	
T1017	19 Skerries Street Outram	Sophora microphylla	Kowhai	Kowhai
T1018	27 Skibo Street Dunedin	Araucaria heterophylla	Norfolk pine	
T1019	32 Skibo Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T1020	38 Skibo Street Dunedin	Cedrus deodara	Cedar	
T1022	162 Main South Road Green Island	Fagus sylvatica 'Riversii'	Copper beech	
T1023	178 Main South Road Green Island	Phoenix canariensis	Phoenix palm	



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1024	217 South Road Dunedin	Fagus sylvatica 'Riversii'	Copper beech	
T1025	217 South Road Dunedin	Aesculus hippocastanum	Horse chestnut	
T1026	286 South Road Dunedin	Metrosideros umbellata	Southern rata	Rata
T1028	29 Spencer Street Dunedin	Cupressus macrocarpa	Monterey cypress	
T1029	9 Springhill Road Dunedin	Ulmus glabra 'Horizontalis'	Spreading elm	
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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1044	20 Stevenson Avenue Sawyers Bay	Ulmus glabra 'Horizontalis'	Spreading elm	
T1047	4 Stoutgate Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T1048	633 Gladbrook Road Middlemarch	Quercus robur	Oak	
T1049	633 Gladbrook Road Middlemarch	Sequoiadendron giganteum	Wellingtonia	
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	
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	
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
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
T1090	91 Helensburgh Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1091	91 Helensburgh Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T1092	91 Helensburgh Road Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T1093 {Change Tree2: merged with tree group G098}	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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1109	5 Three Mile Hill Road Dunedin	Larix decidua	Larch	
T1110	5 Three Mile Hill Road Dunedin	Alnus glutinosa	Alder	
T1111	546 Three Mile Hill Road Dunedin	Cordyline australis	Cabbage tree	Ti kouka
T1112	546 Three Mile Hill Road Dunedin	Cordyline australis	Cabbage tree	Ti kouka
T1113	546 Three Mile Hill Road Dunedin	Quercus robur	Oak	
T1114	546 Three Mile Hill Road Dunedin	Quercus robur	Oak	
T1115	8 Tolcarne Avenue Dunedin	Arbutus unedo	Strawberry tree	
T1116	8 Tolcarne Avenue Dunedin	Tilia x europaea	Lime	
T1117	8 Tolcarne Avenue Dunedin	Quercus robur	Oak	
T1118	8 Tolcarne Avenue Dunedin	Tilia x europaea	Lime	
T1119	14 Tomahawk Road Dunedin	Metrosideros excelsa	Pohutukawa	Pohutukawa
T1122	45 Torquay Street Abbotsford	Cupressus sempervirens	Italian cypress	
T1123	4 Torr Street Dunedin	Cupressus sempervirens	Mediterranean cypress	
T1124	15 Torr Street Dunedin	Quercus robur	Oak	
T1125	15 Torr Street Dunedin	Quercus robur	Oak	
T1127	1 Torridon Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T1128	1 Torridon Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T1129	1 Torridon Street Dunedin	Sequoiadendron giganteum	Wellingtonia	
T1130	1 Torridon Street Dunedin	Sequoiadendron giganteum	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	
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 {Change Tree1}	445 163 Union Street Dunedin	Aesculus hippocastanum	Horse chestnut	
T1150	63 Clyde Street Dunedin	Myoporum laetum	Ngaio	Ngaio

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1151	61 Viscount Road Waldronville	Pinus coulteri	Big cone pine	
T1152	1 Waikana Street Broad Bay	Juglans regia	Walnut	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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	
T1177	74 Walton Street Dunedin	Pseudotsuga menziesii	Douglas fir	
T1178	14 Wanaka Street Ravensbourne	Araucaria araucana	Monkey puzzle	
T1179	14 Wanaka Street Ravensbourne	Araucaria araucana	Monkey puzzle	
T1180	23 Wanaka Street Ravensbourne	Metrosideros umbellata	Southern rata	Rata
T1182	1 Weir Road Peninsula	Phoenix canerensis	Phoenix palm	
T1184	36 Weir Street Green Island	Fagus sylvatica 'Riversii'	Copper beech	
T1185	38 Weir Street Green Island	Abies alba	European silver fir	
T1186	3 Whitby Street Dunedin	Fagus sylvatica	English beech	
T1187	75 Wickliffe Terrace Port Chalmers	Araucaria heterophylla	Norfolk pine	
T1188	2 Wilkinson Street Dunedin	Cedrus deodara	Cedar	
T1189	2 Will Street Abbotsford	Metrosideros umbellata	Southern rata	Rata
T1190	2 Will Street Abbotsford	Quercus robur	Oak	
T1191	4C Will Street Abbotsford	Fraxinus sp	Ash	
T1193	1 Will Street Abbotsford	Sophora microphylla	Kowhai	Kowhai
T1194	125 Woodside Road Outram	Quercus robur	Oak	
T1195	125 Woodside Road Outram	Eucalyptus obliqua	Eucalyptus	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1196	42 Wray Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
T1197	277 York Place Dunedin	Pseudopanax macintyreii	Lancewood	
T1198	284 York Place Dunedin	Pittosporum eugenioides	Lemonwood	Tarata
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	
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	

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
T1219	13 Hart Street Dunedin	Nothofagus fusca	Red beech	Tawhairaunui
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	Cupressus sp	Cypress	
T1228	30 Smith Street Dunedin	Myoporum laetum	Ngaio	Ngaio
T1229	388 Stuart Street Dunedin	Nothofagus sp	Native Beech	
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	
T1240	153 Glenpark Avenue Dunedin	Agathis australis	Kauri	Kauri

Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
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
T1250	77 Riccarton Road West Mosgiel	Betula pendula	Silver birch	
T1251	77 Riccarton Road West Mosgiel	Juglans regia	Walnut	
TX001 {Change TreeX}	<u>34 North Road</u> <u>Dunedin</u>	<u>Ulmus glabra</u> <u>'Horizontalis'</u>	<u>Spreading elm</u>	
TX002 {Change TreeX}	<u>27A Riccarton Road</u> <u>East Mosgiel</u>	<u>Sequoiadendron</u> <u>giganteum</u>	<u>Wellingtonia</u>	
TX003 {Change TreeX}	<u>27 Helensburgh Road</u> <u>Wakari</u>	<u>Eucalyptus globulus</u>	<u>Blue gum</u>	
TX004 {Change TreeX}	<u>21 Driver Street Long</u> <u>Beach</u>	<u>Eucalyptus sp.</u>	<u>Eucalyptus</u>	
TX005 {Change TreeX}	<u>6 Gamma Street</u> <u>Dunedin</u>	<u>Metrosideros</u> <u>umbellata</u>	<u>Southern rātā</u>	<u>Rātā</u>
TX006 {Change TreeX}	<u>44A Elliot Street</u> <u>Dunedin</u>	<u>Quercus sp.</u>	<u>Oak</u>	



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
TX007 {Change Tree2: was a tree group listing at G013}	<u>20 Beaconsfield Road</u> <u>Portobello</u>	<u>Podocarpus totara</u>	<u>Totara</u>	
TX008 {Change Tree2: was a tree group listing at G023}	<u>123 Brockville Road</u> <u>Dunedin</u>	<u>Cupressus macrocarpa</u>	<u>Macrocarpa</u>	
TX009 {Change Tree2: was a tree group listing at G027}	<u>145 Camp Road</u> <u>Pukehiki</u>	<u>Eucalyptus sp</u>	<u>Gum</u>	
TX010 {Change Tree2: was a tree group listing at G029}	<u>81 Chain Hills Road</u> <u>Taieri</u>	<u>Eucalyptus sp</u>	<u>Gum</u>	
TX011 {Change Tree2: was a tree group listing at G035}	<u>186 Doctors Point</u> <u>Road Waitati</u>	<u>Pseudopanax</u> <u>crassifolius</u>	<u>Lancewood</u>	<u>Horoeka</u>



Tree Number	Tree Location	Tree Species	Tree Common Name	Tree Maori Name
TX012 {Change Tree2: was a tree group listing at G047}	<u>171 Gladstone Road</u> <u>Sth Mosgiel</u>	<u>Sequoiadendron</u> <u>giganteum</u>	<u>Wellingtonia</u>	
TX013 {Change Tree2: was a tree group listing at G053}	<u>58 Grendon Street</u> <u>Dunedin</u>	<u>Sequoiadendron</u> <u>giganteum</u>	<u>Wellingtonia</u>	
TX014 {Change Tree2: was a tree group listing at G062}	<u>154 Macandrew</u> <u>Road Dunedin</u>	<u>Betula pendula</u>	<u>Silver birch</u>	
TX015 {Change Tree2: was a tree group listing at G107}	<u>171 Gladstone Road</u> <u>Sth Mosgiel</u>	<u>Sequoia sempervirens</u>	<u>Coastal redwood</u>	
TX016 {Change Tree2: was a tree group listing at G112}	<u>14 Shirley Lane</u> <u>Sawyers Bay</u>	<u>Metrosideros</u> <u>umbellata</u>	<u>Southern rātā</u>	<u>Rātā</u>

A6. Hazardous Substances Quantity Limits

A6.1 Group A

Table A6.1.5 Class 5 - Oxidising substances

Substance		Quantity limit
Subclass 5.1.1A-C (GHS category 1, 2, 3): Liquids and solids		
1.	All substances	10 Litres if liquid, 10kg if solid
Subclass 5.1.2A (GHS category 1): Gases		
2.	Oxygen	a. 5.5m ³ , except: i. there is no limit if stored and used in accordance with HSNO and Hazardous Substances Regulations requirements within hospitals and registered health practitioners healthcare. {Change D16}
3.	Nitrous oxide	a. 0, except: i. there is no limit if stored and used in accordance with HSNO and Hazardous Substances Regulations requirements within hospitals and registered health practitioners healthcare. {Change D16}
4.	Chlorine	0
Subclass 5.2A-G: Organic Peroxide - Types A-G		
5.	All - e.g. MEKP Polyester resin catalyst	0.5 Litres

A6.2 Group B

Table A6.2.5 Class 5 - Oxidising substances

Substance		Quantity limit
Subclass 5.1.1A-C (GHS category 1, 2, 3): Liquids and solids		
1.	All substances	200 Litres if liquid, 200kg if solid
Subclass 5.1.2A (GHS category 1): Gases		
2	Oxygen	a. 1000m ³ , except: i. No limit if stored and used in accordance with HSNO and Hazardous Substances Regulations requirements within hospitals and registered health practitioners healthcare {Change D16}

Substance		Quantity limit
3.	Nitrous oxide	a. 30 times 8-gram nitrous oxide cartridges for catering purposes only, except: i. No limit if stored and used in accordance with HSNO and Hazardous Substances Regulations requirements within hospitals and registered health practitioners healthcare. {Change D16}
4.	Chlorine	0
Subclass 5.2A-G: Organic Peroxide - Types A-G		
5.	All - e.g. MEKP Polyester resin catalyst	16 Litres